



## **PS & RS Presentation, Problem Properties Unit**

### **249 Ordinance**

**Date: 13 September 2006**

**Address: 2431 16<sup>th</sup> Ave. S**

**Owner: Selwin Ortega**

#### **Background:**

**This property is a 106 year old, 1,564 square foot, 2-story duplex with garage on a 3,581 sq. ft. foot alley lot.**

**The current owner purchased the property on February 21, 2003.**

**The property was condemned for being a boarded building on January 5, 2006**

**There are currently no permits issued for this property and there is no work being done at this time.**

#### **Status:**

**Taxes are delinquent at this time and Hennepin County shows that the property is non-homesteaded.**

**Since the year 2004 there have been 38 housing violations issued for licensing, the removal of trash, cutting the grass, and to resecure the building from trespass.**

**Currently there is \$2,297.50 pending in assessments against the property.**

**Estimated market value is: \$137,500.**

**Cost to rehab based on a square footage estimate: \$187,600 – 219,000**

**Estimated cost to demolish: \$15,200 – 18,700 plus asbestos removal**

#### **Recommendation:**

**The Inspection Department and CPED both recommend the property to be Demolished**