



PS & RS Presentation, Problem Properties Unit

249 Ordinance

Date: 28 September 2005

Address: 3212 2nd Street No.

Owner: Jimmy A. Benz and Ngoc Pham

Background:

Property is a 105 year old; 1 bed room; 520 square foot; 1 story single family home on a 20 x 104 square foot lot with no garage.

Property was purchased as a condemned building in March 2001 for \$7,000.00 by the current owners.

Property was condemned for being a boarded structure in December of 1998

Status:

Taxes are delinquent for the years 2002, 2003, 2004, 2005 totaling \$2293.06

Since 2001 there have been 18 housing violations mainly for trash, grass, brush, and to reboard the property because it was found to be open to trespass.

Total assessments since March 2001 total \$2616.39

Estimated market value is \$32,000.00

Estimated cost to rehab is \$57,200.00 to \$62,400.00

Estimated cost to demolish is \$6,200.00 to \$7,800.00 plus asbestos's removal

Recommendation:

The Inspection Department and CPED both recommend the property to be demolished