



**5735 Sander Drive**  
**Appeals Panel Hearing**  
**September 13, 2007**

Appeal Received	August 8, 2007
Director's Order to Demolish	July 23, 2007
Foreclosure Redemption Period Expired	June 13, 2007
Condemned (ConB)	September 26, 2006
Sheriff's Foreclosure Sale	December 13, 2006
Letter of Intent to Condemn for Boards (LintB)	June 14, 2006
Vacant Building Registration	June 13, 2006

**Owner**

AMC Mortgage Services, PO Box 11000, Santa Ana, CA 92711. 909-484-2962 x 38418  
rromano@amcmortgageservices.com

Represented by Barry Tanner, Edina Realty, 6800 France Ave. S., Suite 230, Edina, MN 55435. 612-916-0223.  
[barrytanner@edinarealty.com](mailto:barrytanner@edinarealty.com)

Jesse A Livingston purchased the home on September 2, 2005, for \$275,000. Deutsche Bank foreclosed on the mortgage, with the sheriff's sale on December 13, 2006. Final bid amount was \$305,989.47. The redemption period expired June 13, 2007. AMC Mortgage Services now owns the property. The last rental license application was in 2002.

Mr. Tanner states in his appeal, "Duplex was foreclosed on and now owned by AMC. AMC has secured property, removed debris, is doing bi-weekly yard maintenance and has the home on the market to be sold and rehabilitated."

## **Structure description**

5735 Sander Drive is a side-by-side two-story duplex that was built in 1975. Each unit has four rooms, two bedrooms and one full bath. The building is 1728 square feet and sits on a 5040 square foot lot.

## **General condition**

The house was condemned for boards on September 26, 2006.

A code compliance inspection took place in November 2006. It revealed significant mold damage to the home. See photos. Other major repair/replacement items include the following: replace the roof; repair/replace all broken and rotted windows; repair all walls/floors/ceilings; install heating system to code for duplex; replace all water and gas pipe; repair water heater; install screen and storm windows throughout; and abate all mold problems.

## **Market analysis**

*Vacancy Rate:* In 2000, the Wenonah neighborhood had 1928 housing units; 1905 were occupied and 23 were vacant. There are 1297 owner-occupied housing units and 608 renter-occupied housing units. The vacancy rate in 2000 was 0.15 for homeowners and 1.14% for renters.

Of the approximately 602 houses on the city's Vacant Building Registration, five are in the Wenonah neighborhood.

*Cost to Rehab:* The estimated cost to rehabilitate the building is \$155,500-\$181,500, based on the MEANS square footage estimate.

*After-Rehab Market Value:* CPED staff appraiser has estimated the market value after rehab to be \$164,200.

*Assessed Value:* The taxable value of the property is \$128,000.

*Cost to Demolish:* The estimated cost to demolish the structure is between \$15,600-\$19,900.

## **Community impact**

The Nokomis East Neighborhood Association and the owners of properties within 350 feet of 5735 Sander Drive were mailed a request for a community impact statement. The department received 2 in return. All recommended demolition and commented that the property has had a negative impact on the neighborhood.

## **Architectural and historic value/designation**

None

## **Notification summary**

The Director's Order to Raze and Remove the Building was sent by certified and regular mail to three recipients:

1. Deutsche Bank National Trust Company, as trustee for Argent Securities, 505 City Parkway West, Orange, CA 92868. Document No. 4337036 on Certificate of Title No. 1170690.
2. Barry Tanner, Edina Realty, 6800 France Ave., Suite 230, Edina, MN 55435 (612) 916-0223 Office. Realtor who is marketing the property.
3. Bettze McNiel, 17140 78<sup>th</sup> Ave, Milaca, MN 56353. Contact person for code compliance inspection conducted in November.

Certified mail return card was returned from Barry Tanner and Bettze McNiel.

**Recommendation**

Demolition.