



PS & RS Presentation, Problem Properties Unit

249 Ordinance

Date: 9 Aug 2006

Address: 2020 Penn Ave N.

Owner: Valesha Beeks

Background:

The Property is a 105 year old, 2 story, 2200 square foot upper and lower duplex, situated on a 45.5 X 124 foot lot with a 2 car detached garage.

The property was condemned for being a boarded building on October 19 2001

The property was purchased by Olujimi Davis as a condemned building.

A Code compliance was initiated by Mr. Davis on July 16 2004

On November 3 2005 his \$2000.00 bond was forfeited because he failed to complete his code compliance in the time allowed.

A mortgage was executed on June 1 2005 by a Olujimi Davis in the amount of \$150,000.00

On June 28 2005 the property was purchased by a Valesha Beeks for \$216,000.00

Information listed on permits issued by the city shows that Mr. Davis and Ms. Beeks both reside at 715 Logan Ave N. and he also just sold 2655 15th Ave So. To Ms. Beeks.

Status:

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

Since 2005 there has been 10 violation orders written to secure the property, cut the grass, remove trash, and to secure the property.

At this time there is \$790.00 pending in assessments for this year.

Estimated market value is: \$90,000.00

Cost to rehab based on a square footage estimate: \$198,000.00 to \$242,000.00

Estimated cost to demolish: \$20,900.00 to \$23,650.00 plus asbestos removal

Recommendation:

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