



PS & RS Presentation, Problem Properties Unit

249 Ordinance

Date: 1 March 2006

Address: 2446 15th Ave S

Owner: Raymundo P Becerra

Background:

This property is a 105 year old, 1638 square foot, 2 story duplex that sits on a 58 x 127.50 foot lot that has no garage or parking surface.

The property was purchased by the current owner in November 2002 on a warranty deed.

Status:

Property sustained a fire on March 24, 2005 since that time the owner has gutted the building to the stud walls. And has been ordered to stop work on the building until the appropriate permits have been issued.

Property was condemned for being a boarded building in June 2005

Property has had a code compliance inspection done in September 2005 but no permits have been issued to start the rehab.

As of September 30, 2005 the property has lost its rights to be used as a duplex.

The code compliance inspection references that the building has major structural damage due to fire and smoke damage and is required to have a structural engineer evaluate the integrity of the entire dwelling.

Estimated market value before the fire \$170,000.00

Taxes are delinquent at this time totaling \$4,073.96 and the county is showing the property to be non homesteaded.

Violations written against the property since 2002 total 24 mainly for removal of trash, cutting the grass, resecuring the property and to stop work on the building.

There is currently \$1,869.00 assessed to the property for 2005 with an additional \$133.00 pending.

Estimated cost to demolish the building is \$14,700.00 to \$19,600.00 plus the cost of asbestos removal.

Estimated cost to rehab the building is \$212,900.00 to \$229,300.00

Recommendation:

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

Update:

On February 8th 2006 the inspections department was notified by the closing company that the property had been sold to a Pedro and Guadalupe Fuentes for \$65,500.00 plus all taxes and assessments. They paid in cash.

Inspections then contacted Pedro Fuentes and asked him to come down so that we could explain what was going to be recommended to the committee and at that time we recommended that he seek legal council as the previous owner did not disclosed that the city was proceeding with a 249 action and that the property could be demolished.

Notification Summary

<u>Mailed</u>	<u>Recipient</u>	<u>Response</u>
1/30/06	Raymundo Bercerra	Returned
1/30/06	Raymundo Bercerra	Returned
1/30/06	Raymundo Bercerra	Receipt received 2-2-06
2/10/06	Pedro Fuentes	Personally delivered 2-10-06