

PS & RS Presentation, Problem Properties Unit

249 Ordinance

Date: 26 July 2006

Address: 1430 Irving Ave N.

Owner: David R. Johnson

Background:

The property is a stuccoed, 102 year old, 2 story, 2223 square foot, duplex with a partial basement and no garage situated on a 41.3 X 140 foot lot.

The property was condemned on September 18 2001 for lack of maintaince and then again on January 15 2003 for being a boarded building.

The owner purchased the property at a bank fore closer as a condemned building on April 8 2003 for \$84,500.00.

Status:

Hennepin County shows the property to be non-homesteaded with the taxes being current at this time.

A code compliance inspection was preformed in February 2003 and at that time the \$2000.00 deposit was paid but only minimal work was done and the deposit was forfeited on November 22 2004

The code compliance orders are requiring a Structural engineer evaluate the building.

Since 2003 there has been 17 violation orders written for grass, securing the building, removal of trash and for repairs to the structure.

Assessments since 2003 equal \$842.99 with an additional \$1370.00 pending for this year.

Estimated market value is: \$140,000.00

Cost to rehab based on a square footage estimate: \$177,800.00 to \$211,000.00 Estimated cost to demolish: \$21,000.00 to \$24,400.00 plus asbestos removal

Recommendation:

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