



PS & RS Presentation, Problem Properties Unit

249 Ordinance

Date: 14 December 2005

Address: 3149 Columbus Ave South

Owner: Galeen Feyereisen

Background:

Property is a 106 year old, 2 story, 1939 square foot, duplex with a 12 x 20 garage sitting on a 40 x 123 foot lot.

Property was purchased in August 2004 for \$245,600.00 on a quit claim deed.

Property was referred to the Problem property unit in April 2005 due to chronic history and multiple agency involvement. Owner also had 18 other properties in the city that were being investigated for lack of or no current rental license, delinquent taxes and unpaid water bills. An inspection of the property in August of 2005 revealed neglect and a lack of maintaince the property was posted with a letter of intend to condemn and given 60 days to do the repairs. It was than condemned on 20 October 2005 and the tenants were vacated 1 December 2005

Status:

Estimated market value is \$210,000.00

Taxes are delinquent for 2004 and 2005 totaling \$2991.94

The water has been turned off as of 12 December 2005 for lack of payment and the owner now owes \$3873.05 for repairs to the stop box as well as charges for water usage.

Since the current owner has owned the property there have been 22 housing violations for trash, grass, interior and extior repairs, water shut offs and rental contact information.

Total assessments since 2004 applied from inspections equal \$1500.00 plus an additional \$422.50 pending.

Estimated cost to demolish the property \$20,800.00 to 24,200.00

Estimated cost to rehab the property \$203,600.00 to \$213,200.00

Recommendation:

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

* See attached additional document for more information on this owner and property in his control.

