



PS & RS Presentation, Problem Properties Unit

249 Ordinance

Date: June 21st 2006

Address: 1110 27th Ave N

Owner: Bashir A. Moghul

Background:

The property is a 106 year old, 1012 square foot, 2 story, single family home, with no garage that is situated on an irregular alley lot that totals 1557 square feet.

The property was condemned in November 2003 for being a boarded building

Status:

A code compliance was initiated on July 25 2006 so that the building could be offered for sale

The current owner purchased the property as a condemned building on November 14 2005 for the sum of \$89,000.00 And then proceeded to pull most of the permits required to complete the rehab.

A new roof and some interior work were started but then the owner quit working on the building. The owner did not begin working again on the building until he was notified that the property would be heard at the June 21st PS&RS hearing and at that time he again started working on the building and scheduled his final inspections for June 19th

Hennepin County records shows that the property is non - homestead and the taxes are current at this time.

Estimated market value is: \$80,000.00

Since the current owner purchased the property there has been 3 Violation orders written. Those orders are to secure the building and to remove the trash. There is currently \$345.00 pending in assessments for this year.

Cost to rehab based on a square footage estimate: \$126,500.00 to \$141,700.00

Estimated market value after rehabilitation: \$116,000.00

Estimated cost to demolish: \$9100.00 to \$11,100.00 plus asbestos removal

Recommendation:

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