



PS & RS Presentation, Problem Properties Unit

249 Ordinance

Date: 23 Aug 2006

Address: 2903 Fremont Ave N.

Owner: Bobbie D. Parker

Background:

This property is a 106 year old, 969 square foot, 1.7 story single family home situated on a 40 X 126.9 foot corner lot with no garage and a partial basement.

The property was condemned for being a boarded building on January 8 2002 and then purchased by the current owner on February 24 2004 for the sum of \$136,800.00

A Code Compliance Inspection was initiated in March 2002 but no additional permits were issued and no work has been started at this time however there is a "For Sale by Owner" sign in the front yard.

The building inspector who wrote the orders for the Code Compliance is requiring that a license engineer provide a structural analysis of the foundation and floor support system due to excessive deflection and sloping observed at the first floor.

Status:

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

Since the year 2005 there has been 6 violation orders written against the property and \$649.95 in assessments with an additional \$115.00 pending at this time.

Estimated market value is: \$74,000.00

Cost to rehab based on a square footage estimate: \$106,600.00 to \$121,200.00

Estimated cost to demolish: \$9,200.00 to \$11,150.00 plus asbestos removal

Recommendation:

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