



PS & RS Presentation, Problem Properties Unit

249 Ordinance

Date: 14 December 2005

Address: 515 24th Street East

Owner: Nuchami Hurshuajer

Background:

Property is a 102 year old, 2story, 2414 square foot building originally built as a 3 unit multi family dwelling on a 50 x 88 foot lot with no garage.

Property was in the process of being illegally converted to a 5 unit building without permits when it was referred to the Problem property unit in March of 2005 at that time an inspection of the property revealed that it was condemnable for lack of maintance. After posting a letter of intent to condemn the inspection department found the property boarded and notified the owner to remove the boards in 60 days or the property would be condemned for being a boarded structure the boards were not removed so the property was condemned on the May 31 2005.

Property had an initial code compliance inspection done 18 July 2005 and then on 19 August 2005 the dwelling sustained a fire that damaged the rear part of the building from the basement to the roof. No permits have since been issued.

Estimated value before the fire was \$236,000.00

Property was purchased by it current owner in January 2004 for \$230,000.00

Status:

Taxes are current at this time

Since the current owner purchased the property there have been a total of 49 housing violations mainly to correct the lack of maintance items but also for clean up of the yard and cutting the grass as well as to secure the property from trespass.

Total assessments from 2004 and 2005 equal \$3281.39

Pending assessments equal \$2904.00

Estimated cost to demo \$26,000.00 to \$30,500.00 plus asbestos's removal

Estimated cost to rehab \$265,500.00 to \$302,000.00

Recommendation:

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