



PS & RS Presentation, Problem Properties Unit

249 Ordinance

Date: 23 November 2005

Address: 4247 Emerson Ave N.

Owner: Tracey L Armstrong

Background:

Property is a 105 year old, 2 story, 1748 square foot, single family dwelling on a 45 x 135 foot lot with a single car garage.

Status:

Property was refinanced June 24th 2005 for the sum of \$133,000.00 then sustained a fire on June 30th 2005 that damaged the interior and the roof of the structure that has left it exposed to the elements for the last 5 months no permits to start the repairs have been applied for at this time. Also there was an additional fire that totally destroyed the garage in August 2005.

Since the year 2000 there have been 14 housing violations mainly for cleaning the yard and cutting the grass. There is currently \$812.00 pending in assessments for cleaning the yard and securing the property after the fires.

The taxes are current at this time.

There is no fire escrow at this time.

Estimated value before the fire was \$147,500.00

Estimated cost to demolish the property is \$18,300.00 to \$22,700.00

Estimated cost to rehab the property is \$183,500.00 to \$209,700.00

Recommendation:

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