

Summary Report of City-Owned Property at 601 B Ave West

This report is a summary of the interior and exterior condition of the city-owned property located at 601 B Ave West. The house is a 2 bedroom one-story home that was built in 1910 and sits on a partial basement made up of red and clay brick. The lot is 40'x150' with an assessed value of \$7,490. The assessed value of the house is \$35,190. There is one accessory structure located on the property which is also severely dilapidated and in need of demolition.

Exterior Condition

- Rotted and deteriorated soffits
- Roof deteriorated and leaking in several areas
- Front porch has sustained water damage resulting in rotted floor and ceiling joist members
- Front porch also separating from house due to foundation settlement
- Basement foundation cracked and settled
- Accessory structure severely dilapidated

Interior Condition

- Floor settlement in several locations
- Cracked and damaged plaster
- Electrical service needs updated and house rewired
- Plumbing needs updated
- HVAC in need of repair or replacement
- Lacking hot water heater
- Water damage in several locations
- Floor coverings need replaced throughout
- Bathroom needs replaced
- Needs complete kitchen remodel
- Deteriorated framing and subfloor in front porch and northwest bedroom due to water damage

It is my recommendation for the house to be demolished due to the condition of the home. Based on past demo estimates of city-owned properties, I estimate a demo cost to the city of \$9,000 - \$12,000 depending on any discovery of asbestos. The estimated demo cost to a private owner will be in the \$7,000 - \$9,000 range.

In summation, I recommend that we put the property up for sale through public bid, with the condition that the new property owner demolish the house for green space. The lot is too narrow and does not meet the minimum zoning requirements for the construction of a new single-family or multi-family home.