

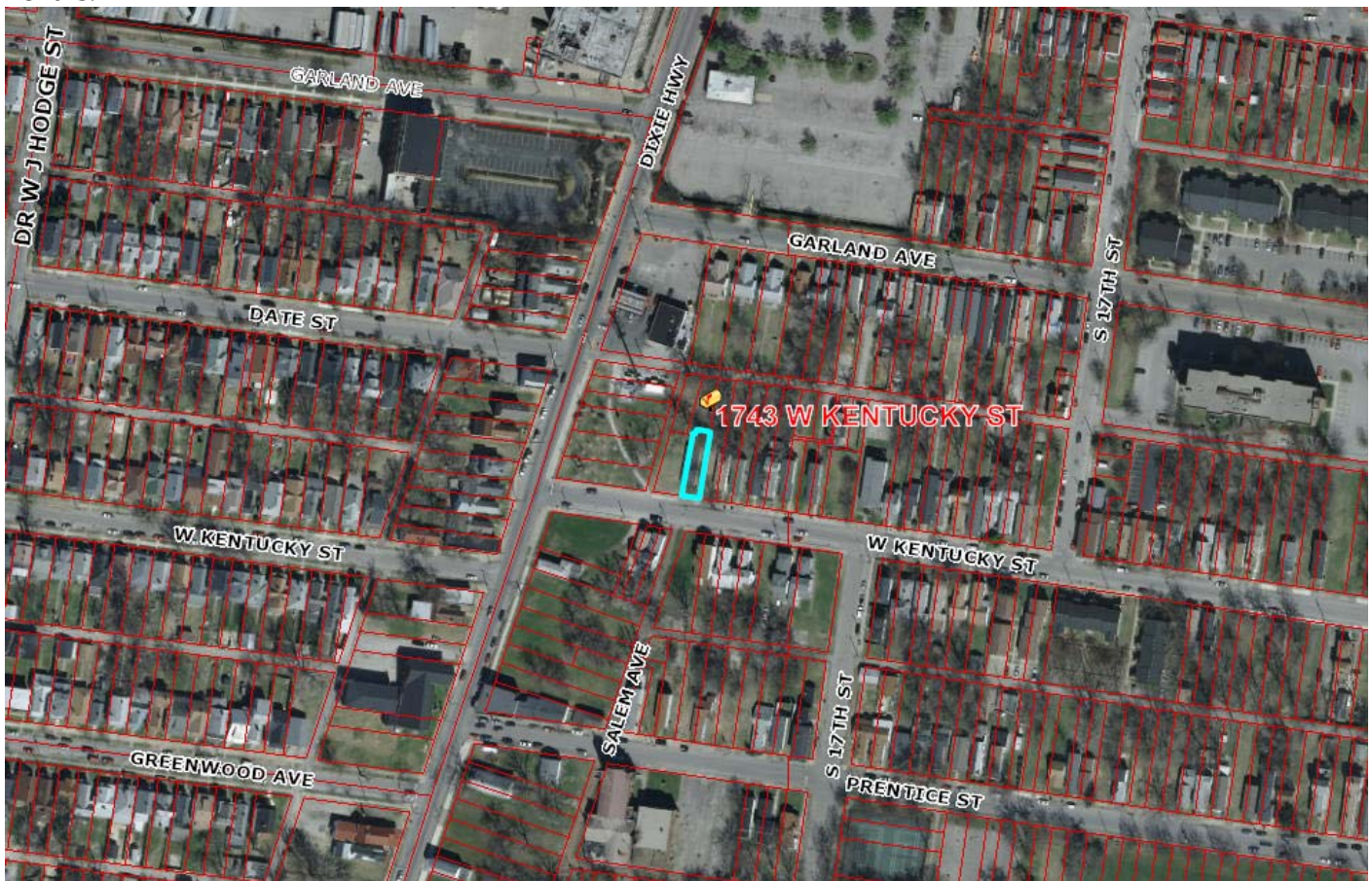
Landbank Authority
Staff Report
August 10, 2015



Resolution:	Resolution 17, Series 2015
Request:	Single Family Purchase
Project Name:	N/A
Location:	1743 W Kentucky St.
Neighborhood:	California
Applicant:	Kenneth Lamont Harper, Jr.
Project Area/Size:	1025 sq. ft. (structure)
PVA Value:	\$22,430.00
Sale Price:	\$2575.00
Council District:	6- David James
Case Manager:	Linette Huelsman, Real Estate Coordinator

Request

Kenneth Lamont Harper, Jr. is requesting to purchase the home at 1743 W Kentucky St. to renovate and use for rental purposes. The buyer submitted a proposal through the June 2015 RFP process. The property was acquired through donation from Wells Fargo Bank at no cost to Metro, and has been in the sales inventory for 9 months.



Landbank Meeting Date: August 10, 2015
Property Address: 1743 W Kentucky St.
Page 1 of 26

Case Summary / Background / Site Context

This single family 3 bedroom, 1 bath home, built in 2001 will be renovated and used for rental purposes. Total rehab construction costs are estimated at \$10,001.00. Buyer has provided proof of funds for the purchase and renovation, and this will be the buyer's first investment property.

The lot is located on Kentucky St. west of 17th St. and east of Dixie Hwy. It is surrounded by single-family residential with commercial buildings on the corners, and adjacent to Old California Neighborhood park to the west. The property is zoned R7 in the Traditional Neighborhood Form District (TNFD).

Relationship to Neighborhood, Small Area, Corridor or Other Plan(s)

This property is located in the California Neighborhood. No additional requirements noted for buyer's intended use.

Staff Conclusions / Proposed Conditions of Approval

Staff recommends approval of the sale to Kenneth Lamont Harper, Jr. for \$2,575.00 in accordance with the current pricing policy. The following conditions are also recommended:

1. The applicant will complete the renovation within 6 months from date of purchase, and will obtain all necessary permits required by Metro for the renovation.

The applicant agrees to the above terms & conditions by signing below:

Applicant Name(s) (written or typed)

Applicant Signature(s)

Date

Attached Documents / Information

1. Purchase application
2. Land development report
3. PVA Sheet
4. LOJIC Map
5. Site photos
6. Budget
7. Proof of Funds

Notification

The applicant was notified by phone on July 23, 2015 and their presence at the August 10, 2015 meeting was requested.

The Landbank Authority was notified by e-mail on August 3, 2015

Landbank Meeting Date: August 10, 2015
Property Address: 1743 W Kentucky St.
Page 2 of 26

2. Land Development Report



Land Development Report

July 20, 2015 2:16 PM

[About](#) [LDC](#)

Location

[Parcel ID:](#) 037A00080000
[Parcel LRSN:](#) 74015
[Address:](#) 1743 W KENTUCKY ST

Zoning

[Zoning:](#) R7
[Form District:](#) TRADITIONAL NEIGHBORHOOD
[Plan Certain #:](#) NONE
[Proposed Subdivision Name:](#) NONE
[Proposed Subdivision Docket #:](#) NONE
[Current Subdivision Name:](#) NONE
[Plat Book - Page:](#) NONE
[Related Cases:](#) NONE

Special Review Districts

[Overlay District:](#) NO
[Historic Preservation District:](#) NONE
[National Register District:](#) NONE
[Urban Renewal:](#) NO
[Enterprise Zone:](#) YES
[System Development District:](#) NO
[Historic Site:](#) NO

Environmental Constraints

[Flood Prone Area](#)
[FEMA Floodplain Review Zone:](#) NO
[FEMA Floodway Review Zone:](#) NO
[Floodplain Ordinance Review Zone:](#) NO
[Conveyance Zone Review Zone:](#) NO
[FEMA FIRM Panel:](#) 21111C0040E
[Protected Waterways](#)
Potential Wetland (Hydric Soil): NO
Streams (Approximate): NO
Surface Water (Approximate): NO
[Slopes & Soils](#)
[Potential Steep Slope:](#) NO
Unstable Soil: NO
[Geology](#)
[Karst Terrain:](#) NO

Sewer & Drainage

[MSD Property Service Connection:](#) NO
[Sewer Recapture Fee Area:](#) NO
[Drainage Credit Program:](#) Maple Street - Project(s) Value between \$.04 - \$1.5

Services

[Municipality:](#) LOUISVILLE
[Council District:](#) 8
[Fire Protection District:](#) LOUISVILLE #1
[Urban Service District:](#) YES

Landbank Meeting Date: August 10, 2015
Property Address: 1743 W Kentucky St.
Page 4 of 26

3. PVA Information

JEFFERSON COUNTY PVA

1743 W KENTUCKY ST

Mailing Address	444 S 5TH ST STE 500, LOUISVILLE, KY 40202-2332
Owner	LOUISVILLE AND JEFFERSON COUNTY LAND
Parcel ID	037A00080000
Land Value	\$2,500
Improvements Value	\$19,930
Assessed Value	\$22,430
Approximate Acreage	0.0612
Property Class	620 Exempt Metro Government
Deed Book/Page	10319 0407
District Number	100023
Old District	07
Fire District	City of Louisville
School District	Jefferson County
Neighborhood	10 / COM WESTEND TO 22ND ST
Satellite City	Urban Service District
Sheriff's Tax Info	View Tax Information
County Clerk	Delinquent Taxes 0

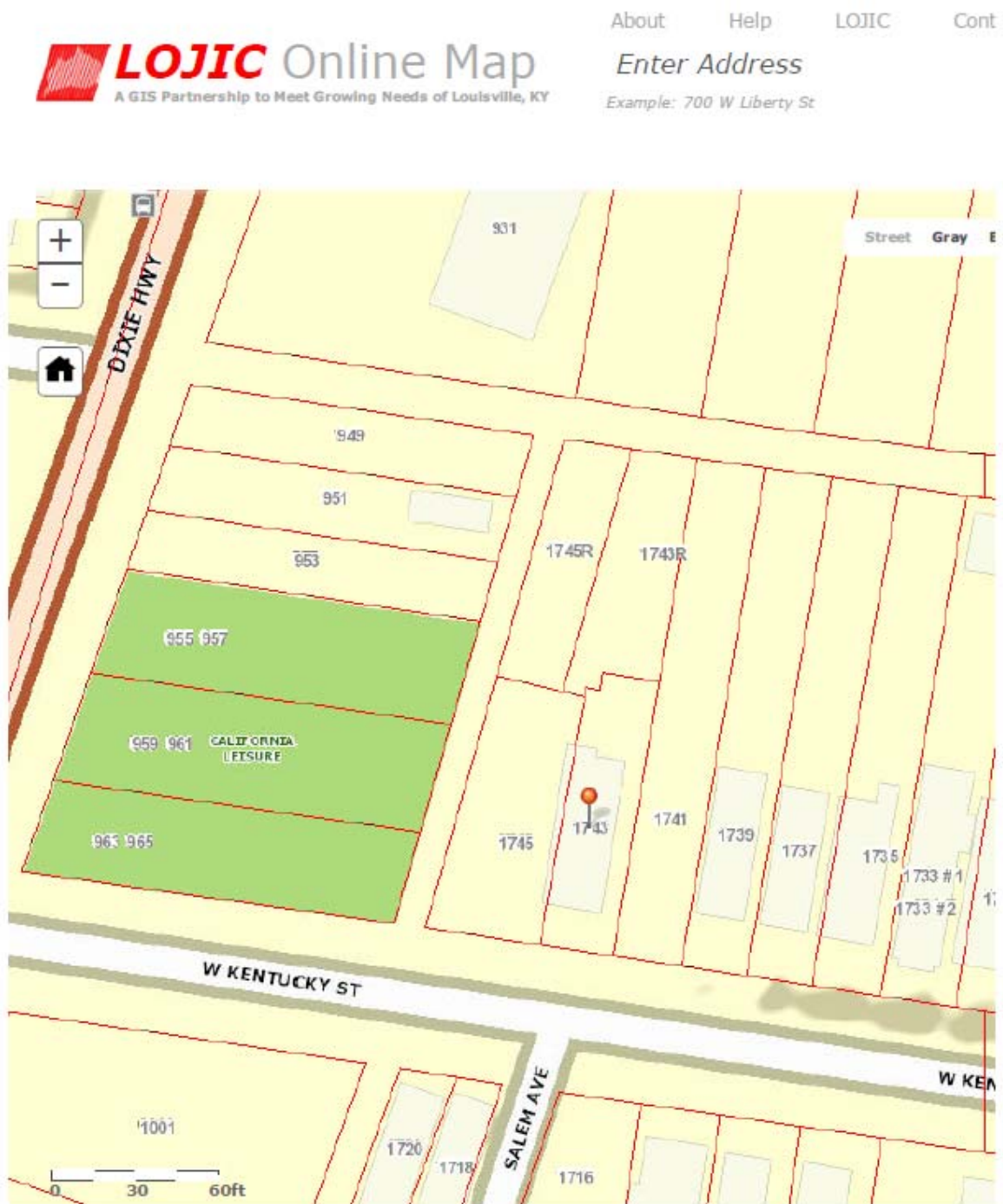


Sales History

Deed Book/Page	Price	Date	Previous Owner
10319 0407	\$22,430	10/30/2014	DEUTSCHE BANK NATIONAL TRUST CO TRUS
10210 0701	\$10,000	03/04/2014	FULLEORD SHEILA
8823 0756	\$29,000	05/01/2006	DEUTSCHE BANK NATIONAL TRUST COMPANY

Property is assessed per KRS 132.20 on January 1st of each year. The current year assessments are updated and posted on the website in mid April. Information deemed reliable but not guaranteed. Data last updated: 07/15/2015.

4. **LOJIC Map**



Landbank Meeting Date: August 10, 2015
Property Address: 1743 W Kentucky St.
Page 6 of 26

5. Site Photos

Front view-1743 W Kentucky St.



Landbank Meeting Date: August 10, 2015
Property Address: 1743 W Kentucky St.
Page 7 of 26

Side view-1743 W Kentucky St.



Side view-1743 W Kentucky St.



Rear view-1743 W Kentucky St.



Kentucky St.-view west



Kentucky St.-view east



View across the street-1743 W Kentucky St.



Landbank Meeting Date: August 10, 2015
Property Address: 1743 W Kentucky St.
Page 13 of 26

Adjacent property- east of subject



Landbank Meeting Date: August 10, 2015
Property Address: 1743 W Kentucky St.
Page 14 of 26

Adjacent property-west of subject



Subject-Living Room



Subject-Kitchen



Subject-Dining Area



Subject-Bedroom 1



Subject-Bedroom 1 rear access



Subject-Bedroom 2



Subject-Bedroom 3



Subject-Bathroom



8. Budget

Project Description:

I Kenneth Harper Jr. will renovate a single-family house for rent or a section 8 tenant or market rate tenant who will have an option. Future plans to sell to a qualified homebuyer if possible.

Project Specifics and Cost:

I will renovate 1743 W. Kentucky St. which is a 3 Bed 1 Bath single family house with respect to the following budget below. We will be using Cannons Flooring Co., Thompson Plumbing Co., Can Do Electric Inc., Birkhead Heating & Air Inc., for assistance with the renovation.

Project Timeline:

The renovation will take approximately six (6) months to complete.

Project Financing:

I am self-financing the project all cash. The funds are held at Fifth Third Bank.

Budget:

Living Room	Bed Rm 1	Bed Rm 2
Dry wall	Dry wall	Dry wall
Flooring	Carpet	Carpet
Paint	Re-place baseboards	Re-place baseboards
Carpet	Paint	Paint
Re-Place windows	Re-place window	Re-Place window
Light Fixture	Light Fixture	Light Fixture
Cost \$987.86	Cost \$572.86	Cost \$552.86

Bed Rm 3

Dry wall

Carpet

Re-place baseboards

Paint

Re-place windows

Light fixture

Cost \$672.86

Bath Rm

Re-place Tub

Sink

Vanity

Tile Floor

Light fixture

Dry wall

Paint

Cost \$812.86

Kitchen

Re-place Cabinets

Sink

Stove

Fridge

Dry wall

Tile Floor

Paint

Re- place baseboard

Cost \$1802.86

Utility Room

Water Heater

Furnace

Dry wall

Paint

Nylon floor

Cost \$ 3647.86

Exterior

Re-place section of siding

Re-pair section of gutter

Pressure washing siding

Cost \$949.99

Total cost = \$10,000.01