

Vacant & Public Property Administration

Staff Report

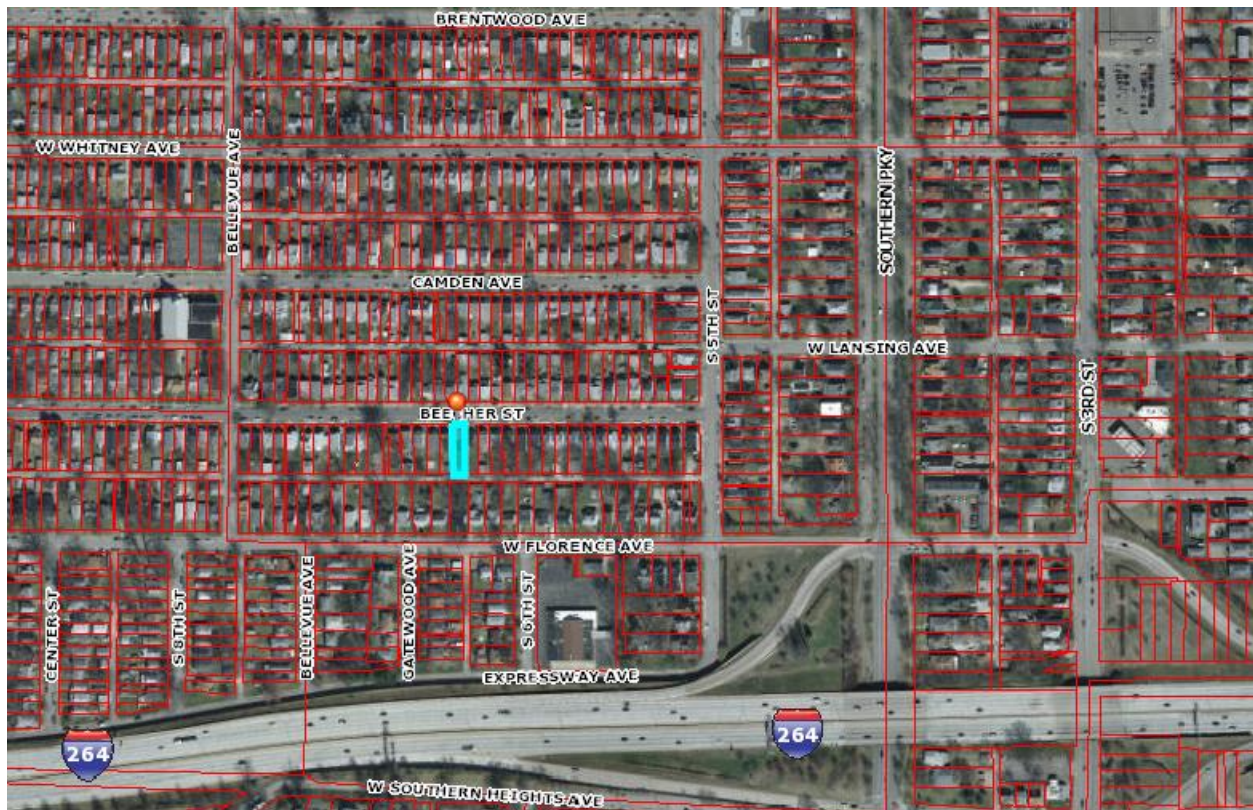
November 9, 2015



Landbank Res:	No. 22, Series 2015
Request:	Single – Family Purchase
Project Name:	September RFP
Location:	536 Beecher Street
Neighborhood:	Wyandotte
Applicant:	Jamie Bowen & William Stinson
Project Area/Size:	716 SQ FT
PVA Value:	\$48,210.00
Sale Price:	\$10,500.00
Council District:	15 - Marianne Butler
Case Manager:	Joshua Watkins, Real Estate Coordinator

Request

The applicant requests approval to purchase the single family home located at 536 Beecher Street to renovate and owner occupy. The proposal was submitted through the Land Bank Authority's September 2015 Request for Proposals. The property was acquired through REO – donation from US Bank at no cost to Metro and has been in the sales inventory for (11) months.



Meeting Date: November 9, 2015
Property Addresses: 536 Beecher Street
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Case Summary / Background / Site Context

The subject property, built in 1924, is a 3 bedroom 1.5 bathrooms, 1story structure with an unfinished basement. Total renovation costs are estimated at \$14,775.00 with a total project cost estimated at \$24,775.00. Applicant(s) have provided proof of funds for the rehab through JP Morgan and the project is expected to be completed within 6 months of closing. Applicant(s) are in good standing with Metro, owing no unpaid taxes or code enforcement fines.

William Stinson is funding the project for Jamie Bowen, who is engaged to his son. To protect his interest in the property and ensure the work is completed, Mr. Stinson has request to be added to the deed.

The property is located on Beecher Street between Bellevue Ave and S 5th Street. The property is surrounded by residential housing, majority single family and is zoned R5 in the Traditional Neighborhood Form District.

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

The subject property is located within the Wyandotte neighborhood and there are no other requirements or relevant ordinances that prohibit the applicant's intended use.

Staff Conclusions / Proposed Conditions of Approval

It is the staff's recommendation that the board approves the sale of 536 Beecher Street to Jamie Bowen & William Stinson for \$10,500.00 which is the applicant's offer price. The following conditions are also recommended:

1. Applicant(s) agree to complete the renovation within twelve (12) months of acquisition and pull all necessary permits required by Louisville Metro Government.
2. Should the renovation not be completed, applicant(s) agree to return the subject property back to the Land Bank Authority.

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 Data Sheet
4. Lojic Map (Parcel View)

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5. Site photos
6. Project Budget
7. Proof of Funds

Notification

The applicant was notified on November 06, 2015 and their presence at the November 09, 2015 meeting was requested.

The Landbank Authority was notified by e-mail on November 09, 2015.

2. Land Development Report



Land Development Report

October 23, 2015 11:13 AM

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

Location

[Parcel ID:](#) 052J00380000
[Parcel LRSN:](#) 160626
[Address:](#) 536 BEECHER ST

Zoning

[Zoning:](#) R5
[Form District:](#) TRADITIONAL NEIGHBORHOOD
[Plan Certain #:](#) NONE
[Proposed Subdivision Name:](#) NONE
[Proposed Subdivision Docket #:](#) NONE
[Current Subdivision Name:](#) OAKDALE ADDITION
[Plat Book - Page:](#) 06-062
[Related Cases:](#) NONE

Special Review Districts

[Overlay District:](#) NO
[Historic Preservation District:](#) NONE
[National Register District:](#) NONE
[Urban Renewal:](#) NO
[Enterprise Zone:](#) NO
[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:](#) 21111C0057E
[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:](#) YES
[Sewer Recapture Fee Area:](#) NO
[Drainage Credit Program:](#) CS0015 - Project(s) Value between \$.04 - \$1.5

Services

[Municipality:](#) LOUISVILLE
[Council District:](#) 15
[Fire Protection District:](#) LOUISVILLE #3
[Urban Service District:](#) YES

3. PVA Data Sheet

JEFFERSON COUNTY PVA

536 BEECHER ST

Mailing Address 444 S 5TH ST STE 500,
LOUISVILLE, KY 40202-
2332
Owner LOUISVILLE &
JEFFERSON COUNTY
LANDBA
Parcel ID 052J00380000
Land Value \$10,000
Improvements Value \$38,210
Assessed Value \$48,210
Approximate Acreage 0.0995
Property Class 620 Exempt Metro
Government
Deed Book/Page 10325 0818
District Number 100023
Old District 11
Fire District City of Louisville
School District Jefferson County
Neighborhood 14 / COM CHURCHILL/KY
FAIRGROUNDS
Satellite City Urban Service District
Sheriff's Tax Info View Tax Information
County Clerk Delinquent Taxes [☞](#)



Details & Photos



Single family



Property Details

Use Description	Single family
Year Built	1924
Basement Area	0 sq. ft.
Basement Finished?	No
Construction Frame	Wood frame w/sheath
Stories	1.00
Above Grade Sq Ft.	716 sq. ft.

Photos

4. Lojic Map (Parcel View)



5. Site Photos



536 Beecher Street Front



536 Beecher Street Rear



Street right towards Bellevue Ave



Street left towards S 5th Street

6. Project Budget

	Materials	Labor	
Living Room (30x15)			
Skim walls	\$30.00	\$300.00	
Paint walls & ceiling	\$75.00	\$175.00	
Sand Floor	\$150.00	\$300.00	
Finish Floor	\$100.00	\$500.00	
Molding	\$200.00	\$200.00	
Ceiling Fan	\$100.00	\$25.00	
Replace Front Door	\$350.00	\$100.00	\$2,605.00
Kitchen (15x15)			
Skim walls	\$20.00	\$125.00	
Paint walls & ceiling	\$50.00	\$125.00	
Replace Floor	\$400.00	\$200.00	
Replace counter	\$150.00	\$100.00	
Ceiling Fan	\$75.00	\$25.00	
Stove **	\$500.00	already have both appliances	
Refrigerator **	\$900.00		\$2,670.00
Bedroom 1 (13x13)			
Skim walls/Drywall	\$30.00	\$100.00	
Paint walls & ceiling	\$30.00	\$100.00	
New carpet	\$300.00	\$175.00	
Ceiling Fan	\$75.00	\$25.00	\$835.00
Bedroom 2 (13x13)			
Skim walls/Drywall	\$30.00	\$100.00	
Paint walls & ceiling	\$30.00	\$100.00	
New carpet	\$300.00	\$175.00	
Replace door	\$75.00	\$25.00	
Ceiling Fan	\$75.00	\$25.00	\$935.00
Bedroom 3 (12x12)			
Skim walls/Drywall	\$30.00	\$100.00	
Paint walls & ceiling	\$30.00	\$100.00	
New carpet	\$300.00	\$175.00	
Ceiling fan	\$75.00	\$25.00	\$835.00
Bathroom			
Skim walls/Drywall	\$20.00	\$75.00	
Replace Floor	\$150.00	\$100.00	
Plumbing/Shower	\$150.00	\$100.00	
Paint walls	\$30.00	\$60.00	\$685.00

Scanned by CamScanner

1/2 Bathroom

Skim walls	\$10.00	\$30.00	
Replace floor	\$50.00	\$50.00	\$140.00

Hallway & Stairwell

Skim walls	\$10.00	\$50.00	
Replace floor	\$100.00	\$75.00	
Paint walls	\$50.00	\$50.00	
Carpet stairwell & doorway	\$100.00	\$75.00	\$510.00

Mechanicals

Furnace	\$750.00	\$500.00	
Water Heater	\$350.00	\$250.00	
Electrical Permit	\$50.00		
Electrical updates	\$100.00	\$300.00	
Plumbing	\$500.00	\$1,000.00	
Replace window panes	\$30.00	\$150.00	\$3,980.00

Attic

Carpet Floor & Stairwell	\$300.00	\$175.00	
Paint walls	\$30.00	\$50.00	\$555.00

Exterior

Pressure wash house		\$300.00	
Paint Porch & house base	\$50.00	\$150.00	
Yard Cleanup		\$150.00	
Landscape	\$75.00	\$300.00	\$1,025.00

Totals	\$7,385.00	\$7,390.00	\$14,775.00
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