

Landbank Authority
Staff Report
May 8, 2017



Resolution No.:	Resolution 11, Series 2017
Request:	Single Family Rehab
Project Name:	N/A
Location:	3415 W. Jefferson Street
Neighborhood:	Shawnee
Owner:	Landbank Authority
Applicant:	Mirage Properties, LLC
Project Area/Size:	912 sf. (structure)
PVA Value:	\$27,110
Sale Price:	\$2500.00
Council District:	5 - Cheri Hamilton
Case Manager:	Linette Huelsman, Real Estate Coordinator

Request

Mirage Properties, LLC is requesting to purchase 3415 W. Jefferson Street to renovate the property for rental purposes. The property was acquired by the Landbank through Metro foreclosure, and has been in the sales inventory for 7 months.



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Case Summary / Background / Site Context

This single family home built in 1920 (per PVA) will be renovated to save the building from demolition. Total rehab construction costs are estimated at \$35,000. Buyer has provided proof of funds for the purchase and renovation.

Buyer plans to start the renovation in July 2017 and to have the renovation completed by September 2017. Mirage Properties, LLC will oversee the renovation with their employees. Mirage Properties has been in business for 17 years, and currently manages over 750 rental units, most of which are located in West Louisville. Staff completed site inspections and found the applicant's current properties in good order with no open maintenance cases, fines, or past due taxes.

The property is located on W. Jefferson Street, west of Louis Coleman JR Drive, and east of S. 38th St. It is surrounded by single-family residential with commercial buildings on the corners. The property is zoned R-5 in the Traditional Neighborhood Form District (TNFD). The property is located in the Shawnee Neighborhood. No additional requirements noted for buyer's intended use.

Staff Conclusions / Proposed Conditions of Approval

Staff recommends approval of the sale to Mirage Properties, LLC for \$2500 in accordance with the current pricing policy. The following conditions are also recommended:

1. The applicant will complete the project within 12 months from closing and will obtain all necessary permits required by Metro for the renovation.
2. The applicant agrees to return the subject property back to the Landbank Authority should the renovation not be completed.

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

Applicant Name(s)

Applicant Signature(s)

Date

Attached Documents / Information

- | | |
|----------------------------|--------------------------------|
| 1. Purchase application | 5. Site photos |
| 2. PVA data sheet | 6. Project Budget |
| 3. Land Development Report | 7. Secretary of State Document |
| 4. LOJIC Map (parcel view) | 8. Proof of Funds |

Notification

The applicant was notified by phone of the meeting on May 1, 2017 and their presence at the May 8, 2017 Landbank meeting was requested. The Landbank Authority was notified by e-mail on May 1, 2017.

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2. PVA Sheet

Property Details | Jefferson County PVA - Part 37756

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JEFFERSON COUNTY PVA

3415 W JEFFERSON ST

Mailing Address	444 S 5TH ST STE 500, LOUISVILLE, KY 40202-2243
Owner	LOUISVILLE & JEFFERSON COUNTY LANDBANK
Parcel ID	008G01110000
Land Value	\$2,500
Improvements Value	\$24,610
Assessed Value	\$27,110
Approximate Acreage	0.1033
Property Class	620 Exempt Metro Government
Deed Book/Page	10733 0671
District Number	100023
Old District	01
Fire District	City of Louisville
School District	Jefferson County
Neighborhood	101139 / PUSEY
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	1920
Basement Area	144 sq. ft.
Basement Finished?	No
Construction Frame	Wood frame w/sheath
Stories	1.00
Above Grade Sq Ft.	912 sq. ft.

Photos



<https://jeffersonpva.ky.gov/property-search/property-details/37756/?StrtNum=3415&Single=1>

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3. Land Development Report



Land Development Report

April 27, 2017 11:14 AM

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

Location

Parcel ID: 008G01110000
Parcel LRSN: 37756
Address: 3415 W JEFFERSON ST

Zoning

Zoning: R5
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
Local Regulatory Floodplain Zone: NO
Local Regulatory Conveyance Zone: NO
FEMA FIRM Panel: 21111C0024E

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

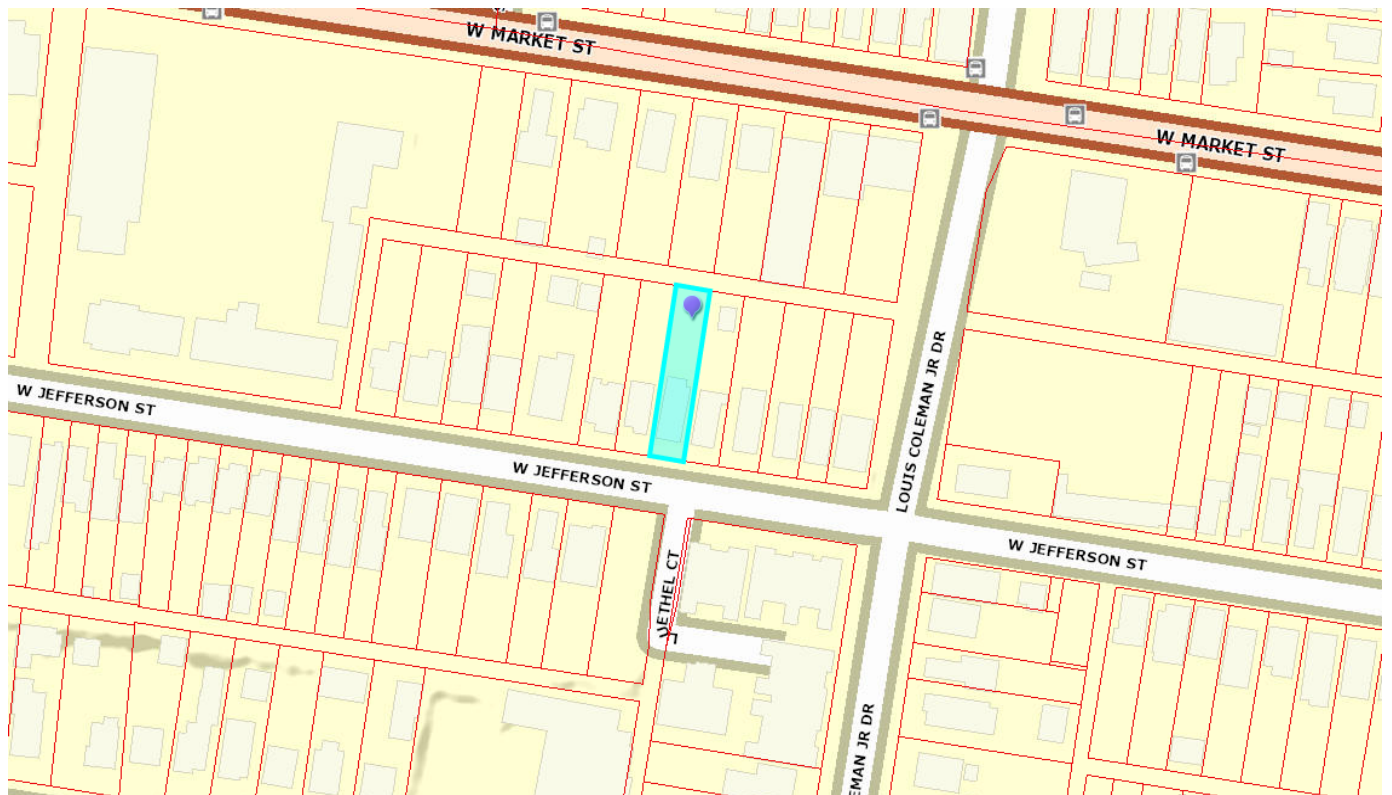
MSD Property Service Connection: YES
Sewer Recapture Fee Area: NO
Drainage Credit Program: CSO189 - Project(s) Value between \$.04 - \$1.5

Services

Municipality: LOUISVILLE
Council District: 5
Fire Protection District: LOUISVILLE #1
Urban Service District: YES

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4. LOJIC Map



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5. Site Photos

3415 W. Jefferson Street



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W. Jefferson Street- view west



W. Jefferson Street- view east



5. **Project Budget**

3415 W Jefferson St Rehab cost

Demo	\$1,000
Roof-	\$6,000
Plumbing-	\$3,000
Electric-	\$4,000
HVAC-	\$4,000
Windows-	\$2,000
Doors-	\$1,000
Drywall/Paint-	\$5,000
Flooring-	\$3,000
Cabinets-	\$2,000
Tree work-	\$2,000
Fencing-	\$2,000
Total	\$35,000

7. Secretary of State Document

Welcome to Fasttrack Organization Search

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MIRAGE PROPERTIES, LLC

General Information

Organization Number	0492601
Name	MIRAGE PROPERTIES, LLC
Profit or Non-Profit	P - Profit
Company Type	KLC - Kentucky Limited Liability Company
Status	A - Active
Standing	G - Good
State	KY
File Date	4/10/2000
Organization Date	4/10/2000
Last Annual Report	4/25/2017
Principal Office	P.O. BOX 21531 LOUISVILLE, KY 40221
Managed By	Members
Registered Agent	JAMES MICHAEL BURKHEAD, III 3813 RIVER PARK DR LOUISVILLE, KY 40211

Current Officers

Member	James Michael Burkhead III
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Individuals / Entities listed at time of formation

Organizer	JAMES MICHAEL BURKHEAD III
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Images available online

Documents filed with the Office of the Secretary of State on September 15, 2004 or thereafter are available as scanned images or PDF documents. Documents filed prior to September 15, 2004 will become available as the images are created.

Annual Report	4/25/2017	1 page	PDF
Registered Agent name/address change	4/4/2017 5:25:00 PM	1 page	PDF
Annual Report	3/16/2016	1 page	PDF
Annual Report	4/15/2015	1 page	PDF
Registered Agent name/address change	4/4/2015 9:11:27 PM	1 page	PDF
Annual Report	2/18/2014	1 page	PDF
Annual Report	1/11/2013	1 page	PDF
Annual Report	2/13/2012	1 page	PDF
Principal Office Address Change	8/12/2011 7:05:24 PM	1 page	PDF
Annual Report	3/14/2011	1 page	PDF
Registered Agent name/address change	10/25/2010 9:57:26 AM	1 page	PDF
Principal Office Address Change	10/25/2010 9:53:55 AM	1 page	PDF

[https://app.sos.ky.gov/ftshow/\(S\(lavznegc0h3bbbw3u3teef4m\)\)/default.aspx?path=ftsearch...](https://app.sos.ky.gov/ftshow/(S(lavznegc0h3bbbw3u3teef4m))/default.aspx?path=ftsearch...) 4/27/2017

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