

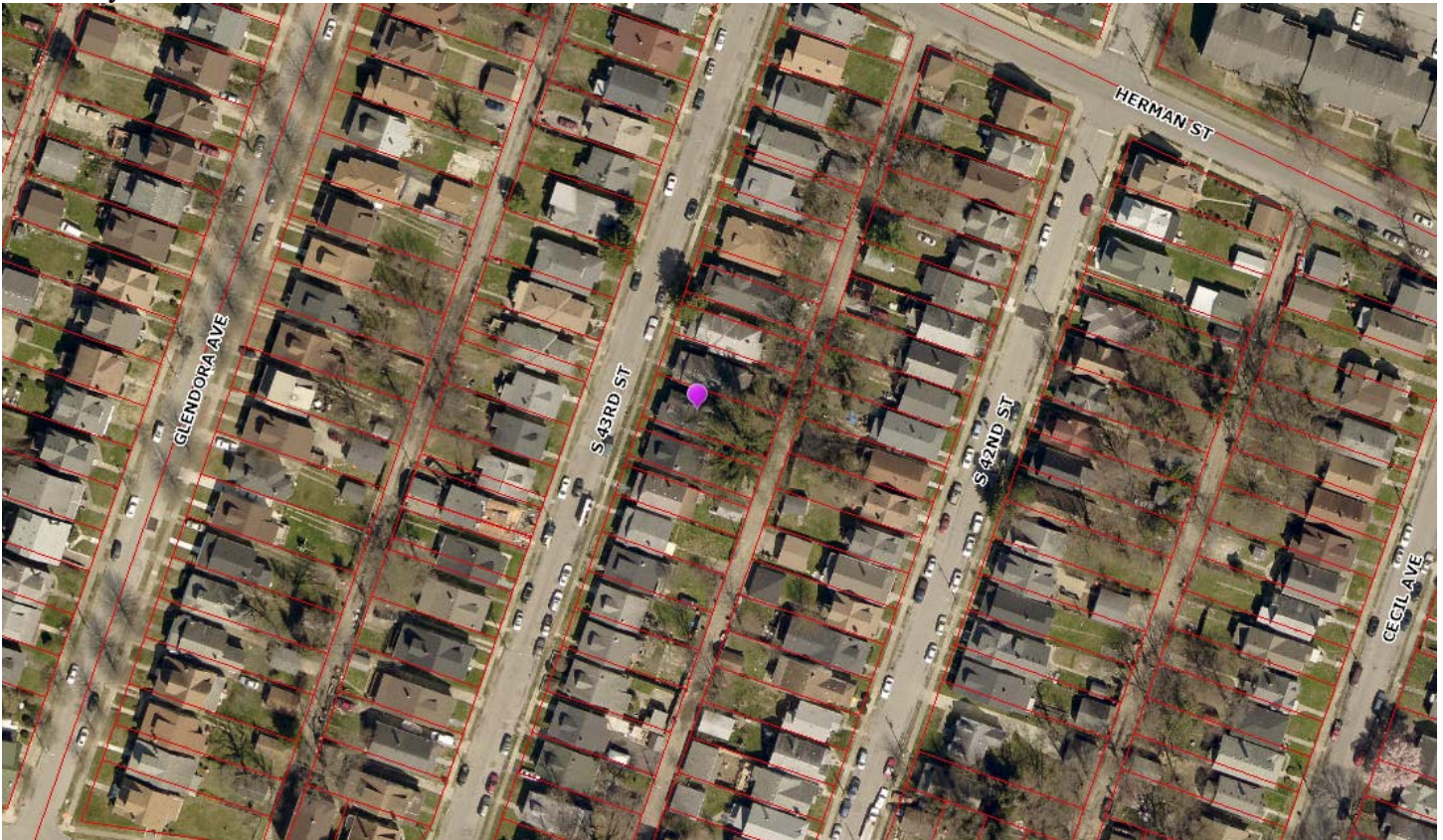
Landbank Authority
Staff Report
July 10, 2017



Resolution No.:	Resolution 25, Series 2017
Request:	Single Family Rehab
Project Name:	N/A
Location:	319 S. 43rd Street
Neighborhood:	Shawnee
Owner:	Landbank Authority
Applicant:	Mirage Properties, LLC
Project Area/Size:	1099 sf. (structure)
PVA Value:	\$37,570
Sale Price:	\$500.00
Council District:	5 - Cheri Hamilton
Case Manager:	Linette Huelsman, Real Estate Coordinator

Request

Mirage Properties, LLC is requesting to purchase 319 S. 43rd 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 6 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 \$39,000. Buyer has provided proof of funds for the purchase and renovation.

Buyer plans to start the renovation in August 2017 and to have the renovation completed by December 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 S. 43rd Street, west of Cecil Ave, and east of Shawnee Terrace. 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.

Staff Conclusions / Proposed Conditions of Approval

Staff recommends approval of the sale to Mirage Properties, LLC for \$500 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 email of the meeting on June 26, 2017 and their presence at the July 10, 2017 Landbank meeting was requested. The Landbank Authority was notified by e-mail on July 3, 2017.

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2. PVA Sheet

6/23/2017

Property Details | Jefferson County PVA - Part 37363

JEFFERSON COUNTY PVA

LOJIC IT staff plan to perform maintenance this Sunday, 6/25/17 from 10:00 AM – 11:00 AM. As a result, the LOJIC map system will be down. All PVA information will still be available. We apologize for the inconvenience.

319 S 43RD ST

Mailing Address 444 S 5TH ST STE 500,
LOUISVILLE, KY 40202-2332
Owner LOUISVILLE & JEFFERSON
COUNTY LANDBANK
Parcel ID 008D00560000
Land Value \$5,000
Improvements Value \$32,570
Assessed Value \$37,570
Approximate Acreage 0.0854
Property Class 510 Res 1 family dwelling
Deed Book/Page 10801 391
District Number 100023
Old District 01
Fire District City of Louisville
School District Jefferson County
Neighborhood 101142 / SHAWNEE PLACE
Satellite City Urban Service District
Sheriff's Tax Info View Tax Information
County Clerk Delinquent Taxes [☑](#)



Area Type	Gross Area	Finished Area
Main Unit		1,099
Basement	540	0
Attic	None	0
Attached Garage		
Detached Garage		

All measurements in square feet.

Sales History

Deed Book/Page	Price	Date	Previous Owner
10801 391	\$1,500	01/13/2017	HUFFMAN BESSIE FORD (DECEASED)
4124 0232 (N/A Online)	\$0	01/01/1967	OWNER UNKNOWN

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: 06/21/2017.

<https://jeffersonpva.ky.gov/property-search/property-details/37363/?StrtNum=319&Single=1>

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3. Land Development Report



Land Development Report

June 23, 2017 4:35 PM

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

Location

Parcel ID: 008D00560000
Parcel LRSN: 37363
Address: 319 S 43RD ST

Zoning

Zoning: R5
Form District: TRADITIONAL NEIGHBORHOOD
Plan Certain #: NONE
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: SHAWNEE PLACE
Plat Book - Page: 02-255
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: 21111C0023E

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

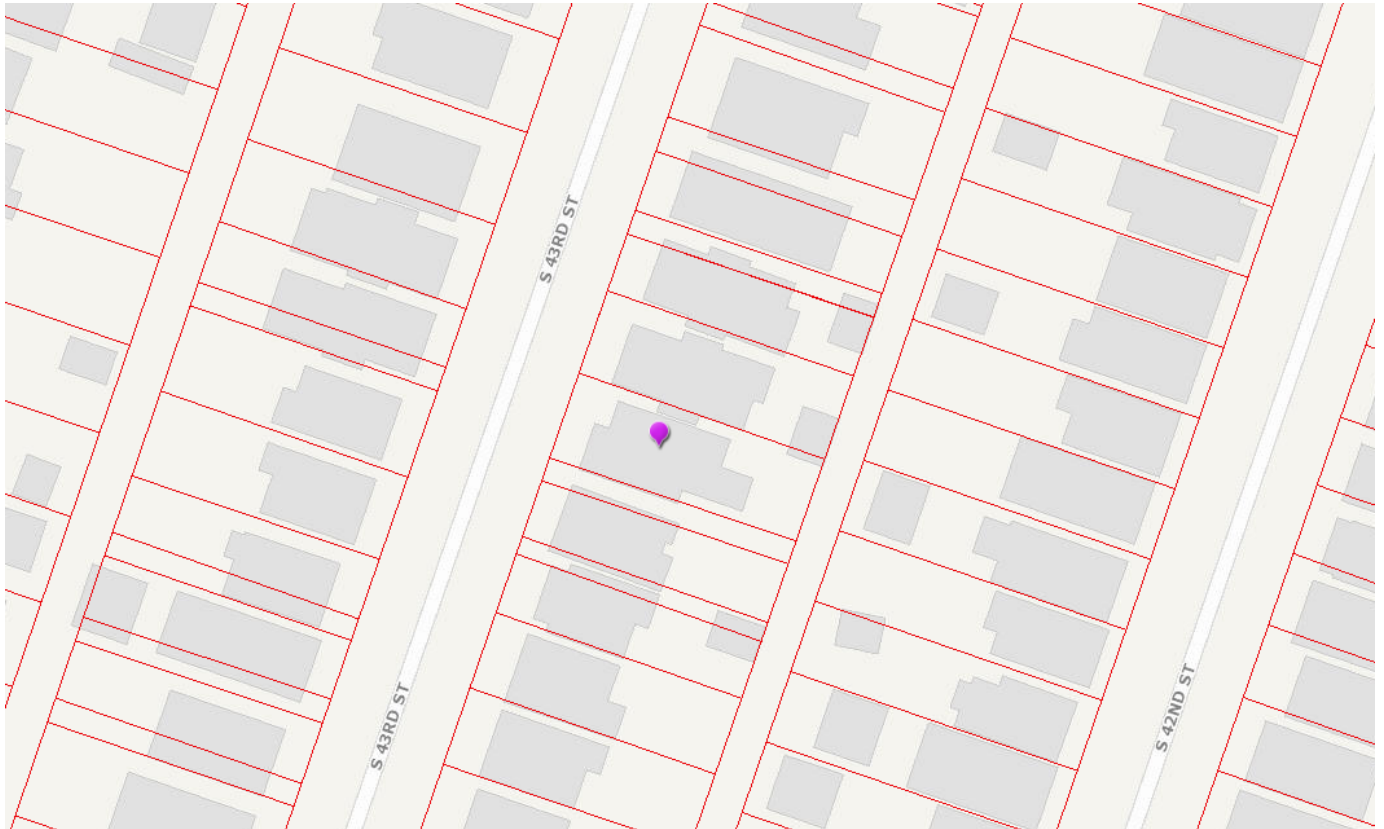
MSD Property Service Connection: YES
Sewer Recapture Fee Area: NO
Drainage Credit Program: CSO189 - Project(s) Value between \$.04 - \$1.5

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

319 S. 43rd Street



S. 43rd Street- view north



S. 43rd Street-view south



6. **Project Budget**

319 S 43rd St Rehab cost	
Demo	\$3,000
Roof-	\$6,000
Vinyl Siding	\$5,000
Plumbing-	\$3,000
Electric-	\$4,000
HVAC-	\$4,000
Windows-	\$2,000
Doors-	\$1,000
Drywall/Paint-	\$5,000
Flooring-	\$2,000
Cabinets-	\$2,000
Tree work-	\$1,000
Fencing-	\$1,000
Total	\$39,000

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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