

**Landbank Authority**  
**Staff Report**  
*July 10, 2017*



<b>Resolution No.:</b>	Resolution 25, Series 2017
<b>Request:</b>	Single Family Rehab
<b>Project Name:</b>	N/A
<b>Location:</b>	3923 Elliott Ave
<b>Neighborhood:</b>	Shawnee
<b>Owner:</b>	Landbank Authority
<b>Applicant:</b>	Mirage Properties, LLC
<b>Project Area/Size:</b>	792 sf. (structure)
<b>PVA Value:</b>	\$32,110
<b>Sale Price:</b>	\$1500.00
<b>Council District:</b>	5 - Cheri Hamilton
<b>Case Manager:</b>	Linette Huelsman, Real Estate Coordinator

**Request**

Mirage Properties, LLC is requesting to purchase 3923 Elliott Ave 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 10 months.



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### **Case Summary / Background / Site Context**

This single family home built in 1925 (per PVA) will be renovated for rental purposes. Total rehab construction costs are estimated at \$37,000. 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 Elliott Ave, west of 39<sup>th</sup> Street, and east of 40th St. It is surrounded by single-family residential. 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 \$1500 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 of the meeting by email 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

### JEFFERSON COUNTY PVA

#### 3923 ELLIOTT AVE

Mailing Address 444 S 5TH ST STE 500,  
LOUISVILLE, KY 40202-2332  
Owner LOUISVILLE & JEFFERSON  
COUNTY LANDBANK  
Parcel ID 006C00020000  
Land Value \$5,000  
Improvements Value \$27,110  
Assessed Value \$32,110  
Approximate Acreage 0.0426  
Property Class 620 Exempt Metro  
Government  
Deed Book/Page 10706 0745  
District Number 100023  
Old District 01  
Fire District City of Louisville  
School District Jefferson County  
Neighborhood 101122 / GUNTERMANS  
Satellite City Urban Service District  
Sheriff's Tax Info View Tax Information  
County Clerk Delinquent Taxes [☑](#)



#### Sales History

Deed Book/Page	Price	Date	Previous Owner
10706 0745	\$1,500	09/08/2016	ROSS HARRIS INVESTMENTS LLC
9821 0090	\$7,500	12/19/2011	JOYNER JOE B & ZELMA M
4164 0522 (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.



### 3. Land Development Report



#### Land Development Report

June 22, 2017 5:53 PM

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

##### Location

**Parcel ID:** 006C00020000  
**Parcel LRSN:** 51533  
**Address:** 3923 ELLIOTT AVE

##### Zoning

**Zoning:** R5  
**Form District:** TRADITIONAL NEIGHBORHOOD  
**Plan Certain #:** NONE  
**Proposed Subdivision Name:** NONE  
**Proposed Subdivision Docket #:** NONE  
**Current Subdivision Name:** GUNTERMAN'S SUBDIVISION  
**Plat Book - Page:** 01-128  
**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:** YES  
**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:** CSO105 - 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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5. Site Photos

***3923 Elliott Ave***



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***3923 Elliott Ave- view west***



***3923 Elliott Ave- view east***



6. **Project Budget**

3923 Elliott Ave Rehab cost

Demo	\$1,000
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	\$37,000



## 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	<a href="#">James Michael Burkhead III</a>
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#### Individuals / Entities listed at time of formation

Organizer	<a href="#">JAMES MICHAEL BURKHEAD III</a>
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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.

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

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