

Consideration of Waiving Fees and/or Penalties Information Sheet

Ward 3- Councilman Coffin

1816 Silver Birch Lane

Description: R-1 SFD/Vacant

Main Cross Streets: Fremont/Oakey

Zip Code: 89104

Requested By: Anthony DeVries

Foreclosure: Yes

Since:

Registration Status:

Current Ownership: Reynaldo Figueroa

8/10/2002

Meets Registration Req. Yes__ No ☒ X

Ownership at time of Abatement:

Registered: Yes__ No__

Reynaldo Figueroa

Lender Notified: Yes__ No__

Case Opened: 7/23/2012

Notice & Order Issued: 11/6/2012

Certified Mail

Owner ☒ X

Case Closed: 2/19/2013

Signed By:

Agent

Abatement Completed: 2/19/2013

Returned

City Council Hearing: 4/17/2013

Abatement of: Removed all refuse, waste, and securing of all open doors/windows by boarding.

of Inspections Completed: Total (10); Failed (7) ; Status Check (2); Passed (1)

OUT-OF-POCKET COSTS	ASSESSED	PAID	OUTSTANDING
ABATEMENT COST	\$295.00	\$295.00	\$0.00
(15% of Abatement Contract Price)	\$44.25	\$44.25	\$0.00
4% Tax Roll Fee		\$0.00	\$0.00
Interest		\$0.00	\$0.00
INSPECTION COSTS RECOVERY FEE (\$0 for first Inspection; \$120 for failed 2nd Inspection; \$180 for Each failed Inspection Thereafter)	\$1,020.00	\$1,020.00	\$0.00
LATE FEES (10% of Inspection Fees):	\$84.00	\$84.00	\$0.00
TOTAL OUT-OF-POCKET COSTS:	\$1,443.25	\$1,443.25	\$0.00
CIVIL PENALTIES	ASSESSED	PAID	OUTSTANDING
Failure; \$300 2nd Failure; \$1000 Each Failure Thereafter)	\$1,950.00	\$1,950.00	\$0.00
DAILY CIVIL PENALTIES (\$1000 Per Day From Notice of Violation until Award of Abatement Contract)	\$19,500.00	\$0.00	\$19,500.00
TOTAL CIVIL PENALTIES & TOTAL PAID	\$21,450.00	\$3,393.25	\$19,500.00
TOTAL OUTSTANDING COSTS, LATE FEES AND PENALTIES			\$19,500.00

Property Value Per Zillow.com: \$140,271

As of 8/22/2013

STAFF RECOMMENDATION: CITY COUNCIL DENY THE WAIVER REQUEST

NOTE: If City Council is desirous of granting a 90% reduction of Civil Penalties, the following amounts would be applicable:

100% of Out-of Pocket Expenses	\$0.00
10% of Civil Penalties	<u>\$1,950.00</u>
Total	\$1,950.00

Request all costs be paid within 30 days or original amount remains due.

**Request for Waiver/Reduction of Fees
1816 Silver Birch Lane**

**Notice and Order &
Code Enforcement Lien Chronology**

<u>Activity</u>	<u>Date</u>
1. Breach & Election to Sell- Sables LLC	December 12, 2012
2. Notice and Order Issued to Property Owner- Rancho Allen LLC	November 26, 2012
3. Notice and Order recorded	November 30, 2012
4. City Abatement Completed	February 19, 2013
5. Notice of Trustee Sale- Sables LLC	September 30, 2013
6. City Council Approved Code Enforcement Lien	April 17, 2013
7. Code Enforcement Lien Recorded	March 25, 2013