

## ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 10025 DILLARD VALLEY ROAD PURSUANT TO THE HOUSING CODE OF THE CITY OF CHARLOTTE AND ARTICLE 19, PART 6, CHAPTER 160A OF THE GENERAL STATUTES OF NORTH CAROLINA, SAID BUILDING BEING THE PROPERTY OF NANCY B. RUDD AND KIMBERLY R. WOOD PO BOX 32722 CHARLOTTE, NC 28232

WHEREAS, the dwelling located at 10025 Dillard Valley Road in the City of Charlotte has been found by the Code Enforcement Official of the City of Charlotte to be in violation of the Housing Code of the City of Charlotte and the owners thereof have been ordered to demolish and remove said dwelling; and

WHEREAS, said owner(s) have failed to comply in a timely fashion.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Charlotte, North Carolina, that the Code Enforcement Official of the City of Charlotte is hereby ordered to cause the demolition and removal of the dwelling located at 10025 Dillard Valley Road in the City of Charlotte in accordance with the Housing Code of the City of Charlotte. This Ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

\_\_\_\_\_  
Senior Assistant City Attorney

<b>GENERAL INFORMATION</b>	
Property Address	10025 Dillard Valley Road
Neighborhood	Neighborhood Profile Area 84
Council District	Mecklenburg County / Unincorporated
Owner(s)	Nancy B. Rudd Kimberly R. Wood
Owner(s) Address	PO Box 32722 Charlotte, NC 28232
<b>KEY FACTS</b>	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
<b>CODE ENFORCEMENT INFORMATION</b>	
◆ Reason for Inspection:	Public Agency Referral (Charlotte-Mecklenburg Police)
◆ Date of the Inspection(s):	05/08/2019
◆ Owner(s) notified of Complaint and Notice of Hearing by advertisement and certified mail by:	05/24/2019
◆ Held hearing for owner by:	06/19/2019
◆ Owner attend hearing:	No
◆ Received title search:	06/25/2019
◆ Owner(s) ordered to demolish structure by:	07/19/2019
◆ Filed Lis Pendens:	06/27/2019 07/24/2019
◆ Owner(s) issued Supplemental Order to repair structure by:	08/23/2019
◆ Owner(s) have not repaired, or complied with order to demolish.	
◆ Structure occupied:	No
◆ Estimated demolition cost:	\$9,375
◆ Lien will be placed on the property for the cost of Demolition.	

## NOTIFICATION TO OWNER

Owner and parties of interest have been advised that failure to comply with the Order to Demolish the structure would result in City Council being requested to approve demolition by the City and a lien being placed on the property for the cost of demolition.

## OPTIONS

IN-REM REPAIR	REHAB TO CITY STANDARD	REPLACEMENT HOUSING	DEMOLITION
Estimated In-Rem Repair Cost: \$41,350	Acquisition & Rehabilitation Cost (Existing structure: 1,210 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$177,600	New Replacement Structure Cost (Structure: 1,210 sq. ft. total) Economic Life: 50 years Estimated cost-\$209,965	Estimated Demolition Cost \$9,375
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 49,000 - Land: <u>\$ 68,100</u> Total Acquisition: \$ 117,100  Estimated Rehabilitation Cost: \$ 60,500 Outstanding Loans \$ 0 Property Taxes owed: \$ 0 Interest on Taxes owed: <u>\$ 0</u> Total: \$ 60,500	Acquisition: Tax values: - Structure: \$ 49,000 - Land: <u>\$ 68,100</u> Total Acquisition: \$ 117,100  New structure: \$ 83,490 Estimated demolition cost: \$ 9,375 Outstanding Loans: \$ 0 Property Taxes owed: \$ 0 Interest on Taxes owed: <u>\$ 0</u> Total: \$ 92,865	

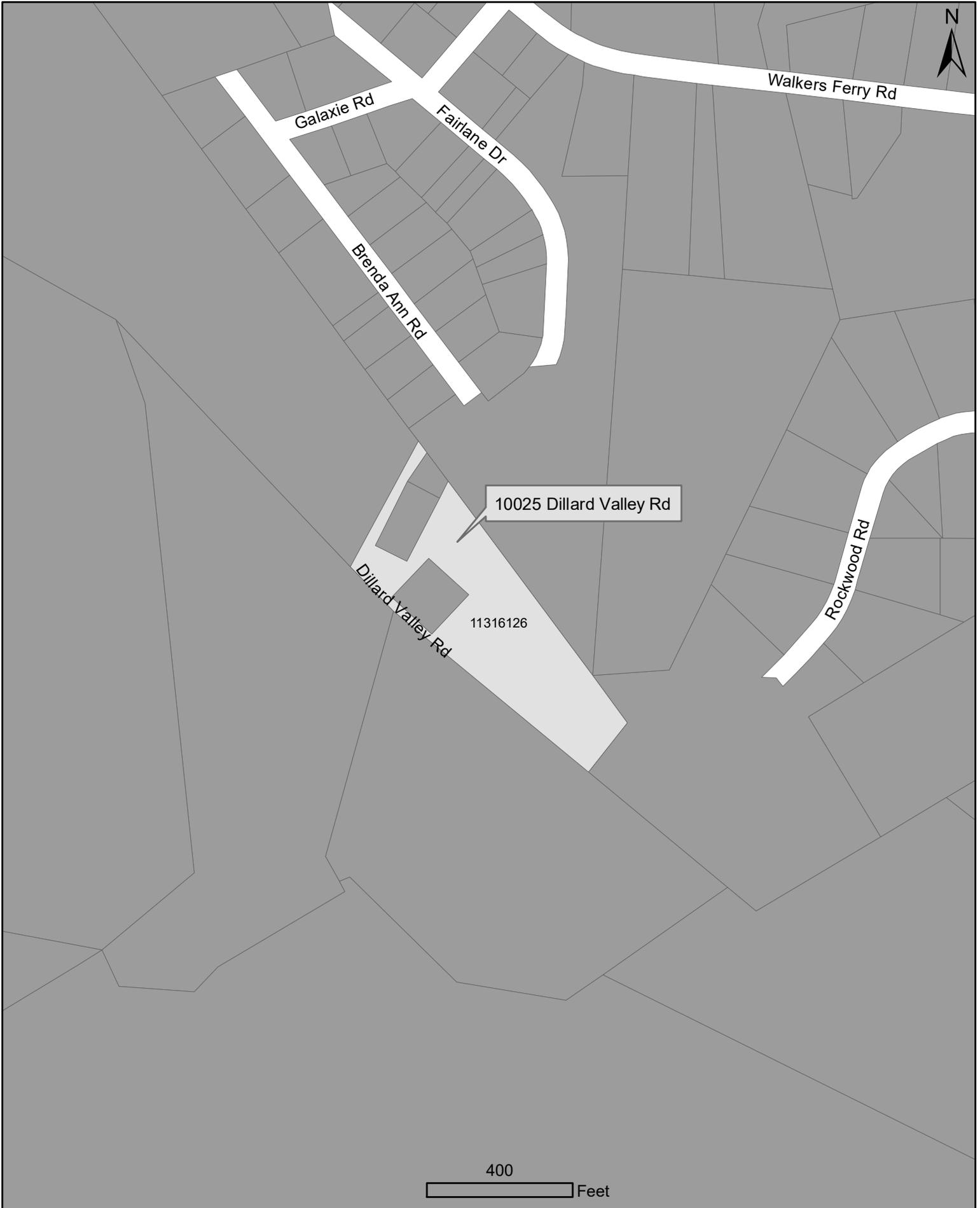
## RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

Estimated In-Rem Repair cost of: \$41,350 (\$34.17/sq. ft.), which is 84.38% of the structure tax value, which is \$49,000.

- City rehab costs analysis shows that rehabilitation is not feasible because the cost is prohibitive.
- New construction analysis shows that new construction is not feasible because the cost is prohibitive.
- Violations include: Structural, electrical, plumbing and heating violations. Missing and damaged wall, floor and ceiling covering throughout. Missing and damaged exterior siding. Missing attic insulation. Electrical fixtures damaged. Damaged drainage and supply plumbing lines. Missing heating equipment. Water heater not operational. Roof sheathing not structurally sound. Damaged roof covering. Decayed porch flooring.
- The building is 119 years old and consists of 1,210 square feet total.
- A new 1,210 sq. ft. structure can be built for \$83,490.
- Illegal dumping has taken place on the property which will be cleaned up with the demolition.

# 10025 Dillard Valley Road



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