

Lien Waiver CPLW-2025-0001

Date: January 3, 2025

RE: 4263 E 60th Ter

Applicant: Roderick Reed

Date Applicant Gained Ownership: December 12, 2024

Request:

Applicant requests waiver for \$11,582.62 worth of liens. GenTax shows that liens have since been sent to an external collection agency, to the county, and to Legal.

- Board Up: Account ID 0499352192, date work performed 03/31/2020, total of \$360.00.
- Board Up: Account ID 0473440896, date work performed 07/13/2021, total of \$495.00.
- Board Up: Account ID 0906273408, date work performed 10/26/2021, total of \$360.00.
- Board Up: Account ID 0558768768, date work performed 10/26/2021, total of \$360.00.
- Board Up: Account ID 1812898432, date work performed 07/29/2021, total of \$595.06.
- Board Up: Account ID 0195994240, date work performed 07/27/2022, total of \$322.56.
- Board Up: Account ID 1162453632, date work performed 12/05/2022, total of \$311.04.
- Trash and Weeds: Account ID 1912038016, date work performed 07/25/2023, total of \$3,957.97.
- Board Up: Account ID 1241866880, date work performed 09/20/2023, total of \$428.64.
- Board Up: Account ID 0933618304, date work performed 02/04/2024, total of \$303.02.
- Trash and Weeds: Account ID 1455821440, date work performed 07/10/2024, total of \$4,089.33.

Staff Summary:

Applicant plans to use site to provide homeownership to a single woman at a discounted rate.

Applicant states that the public benefit to be gained is the rehabilitation and occupancy of the property that has been abandoned. The City will also no longer have to use resources to maintain the once abandoned property. Applicant reports a monthly income of \$640 per month.

There are no outstanding tax payments due to Jackson County.

There are 17 outstanding code violations from a Property Violation case opened 04/24/2022, detailed below:

- General Disrepair (Gutter)
- Rubbish Limbs and Brush on the Property
- Floor in Disrepair
- Litter Trash Refuse Rubbish

- Wrecked Damaged and/or Disabled RV
- Rank Weeds
- Exterior Surface Material Not Protected
- Structurally Unsound Accessory Structure
- Guardrails Missing
- Rotting Boards on Exterior Wall
- Downspout Disconnected or Missing
- Exterior Siding Missing
- General Disrepair (Exterior Wall)
- Broken or Missing Treads/Risers
- Peeling, Cracked, Blistered Paint
- Soffit Boards/Eaves are Loose/Missing
- Rank Weeds or Unattended Growth

Applicant reports owning one other property in Kansas City, detailed below:

- 4538 E 61st St.: no outstanding code violations, no outstanding tax payment.



Aerial View- 2024



Street View- December 23rd, 2024