

Lien Waiver Case Number CPLW-2025-0006

Date: September 9, 2025

RE: 3619 Roberts St

Applicant: The Guardian Law Group LLC

Date Applicant Gained Ownership: Applicant does not own the property

Request:

Applicant requests waiver for \$10,646.47 worth of liens. GenTax shows that the liens have since been sent to an external collection agency and the county.

- Board Up: Account ID #0134816384, date work performed 03/07/2022, total of \$3,330.00.
- Board Up: Account ID #0103588480, date work performed 03/30/2022, total of \$765.00.
- Board Up: Account ID #1681842816, date work performed 05/27/2022, total of \$2,083.67.
- Board Up: Account ID #1601118848, date work performed 06/22/2022, total of \$514.08.
- Board Up: Account ID #2082579072, date work performed 08/27/2022, total of \$1,278.72.
- Board Up: Account ID #0742744704, date work performed 05/30/2023, total of \$2675.00.

Staff Summary:

The application states that the family of the next door neighbor owns a home and would take care of the empty lot, use it for their paved driveway and add a basketball court, with a well tended lawn.

Applicant states that the public benefit to be gained is nuisance abatement and enhanced property values of all the homes in the area, beautifying the neighborhood, and restoring neighborhood pride in an improved block. Applicant reports a monthly income of \$200 per month.

There are no outstanding tax payments due to Jackson County.

There are no outstanding code violations for this site.

Applicant reports owning no other property in Kansas City.



Aerial View- 2024



Street View- April 2022



Image from Demolition Final Inspection – August 28, 2024