City-Wide Quarterly Neighborhood Conditions Report

Central District | North District | South District | West District

March 16th, 2015

CITY OF HARTFORD

Pedro E. Segarra, Mayor

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Executive Summary

For the Period of December 13, 2014 – March 16, 2015

The Livable & Sustainable Neighborhood Initiative (LSNI) was created to the enforcement of the Anti-Blight Ordinance. Consisting of two (2) Assistant to the Chief Operating Officer, three (3) LSNI Blight Inspectors, one (1) Senior Project Manager and one (1) Attorney, the LSNI staff oversee roughly 250 blighted properties a year. By definition work to combat "*Blighted premises*" which means any building, structure, vacant lot or grounds, whether vacant or occupied, in which the Director of Licenses and Inspections, or the Fire Marshal, or the Director of Health and Human Services, or the Chief of Police have verified that at least two (2) of the blighted conditions exist. The anti-blight ordinance and a list of conditions are located on page 45. Over the years, LSNI has encountered setbacks and progress in enforcing the anti-blight ordinance. Highlighted are the following observances:

Prioritization of Severely Blighted Properties & Limitation of Blight Code Enforcement

The anti-blight enforcement process has been able to identify and address properties in the City of Hartford that are severely blighted. Although the municipal code calls for the minimum of two (2) violations to enter the process, LSNI has prioritized blighted properties that are severely blighted (five or more violations) throughout the city for blight code enforcement per round. This process has provided the City of Hartford the opportunity to address severely blighted properties to its enforcement capacity, while at the same time addressing those blighted properties that are a priority.

Blight Code Prevention

LSNI has recognized a greater degree of blight code compliance from property owners. This is in part due to the successful intervention of blight consultations and working relationships that blight inspectors have with property owners in the beginning stages. The blight inspectors believe that consultations and preliminary warnings will continue to assist property owners in abating blight violations before code enforcement is needed.

Blight Property Rehabilitation Improvements

Blight code enforcement actions have supported the sale and rehabilitation of properties that have been blighted and dormant for many years. Forbearance agreements have been used to work with new owners, providing the opportunity to discuss the conditions and plans to renovate of the property before the closing. This has had a positive impact in improving neighborhood conditions, aided in property development and well as attract responsible property owners.

Time Extensions of Blight Code Remediation

An area of concern worth highlighting is in regards to the correction period that is required to abate blight conditions with proactive owners. In many cases in which proactive owners cooperate with the City of Hartford, they request and receive correction period extensions. These extensions assist the City of Hartford in ensuring that blighted violations are abated with private funding, but require a tradeoff of a longer time period for compliance.

Community Expectations of Blight Code Enforcement

Blighted enforcement actions are limited to the municipal code requirements. These code requirements are designed to meet public safety policy goals and cannot meet subjective aesthetic goals. LSNI has been actively engaged in supporting beautification projects throughout the city to reverse the negative conditions of blight in our neighborhoods and to support our blight code enforcement actions.

Special Assessment

There exist within the City of Hartford a large number of properties which are vacant. The existence of vacant and blighted properties contributes to the overall decline of neighborhoods, which, in turn, affects the health, safety, welfare and economic well-being of Hartford's residents. Many of the vacant and blighted properties can be rehabilitated, reconstructed, demolished and/or reused so as to provide decent, safe, and sanitary housing and commercial facilities. Such rehabilitation, reconstruction, demolition and/or reuse will eliminate, remedy, and prevent the adverse conditions described above while increasing revenue to the City of Hartford. LSNI provides yearly vacancy inspections to identify properties that are vacant and subject to special assessment vacancy tax. Overall the City of Hartford has been successful in monitoring vacancy throughout the city and will continue to enforce the code to reverse the negative effect of vacancy throughout the City. Below you will find the special assessment taxes that have been collected from July, 2014 through February 2015. During 2014 there was a 43% reduction in vacant residential properties. The major contribution factors for this reduction have been active code enforcement and an improving housing market.

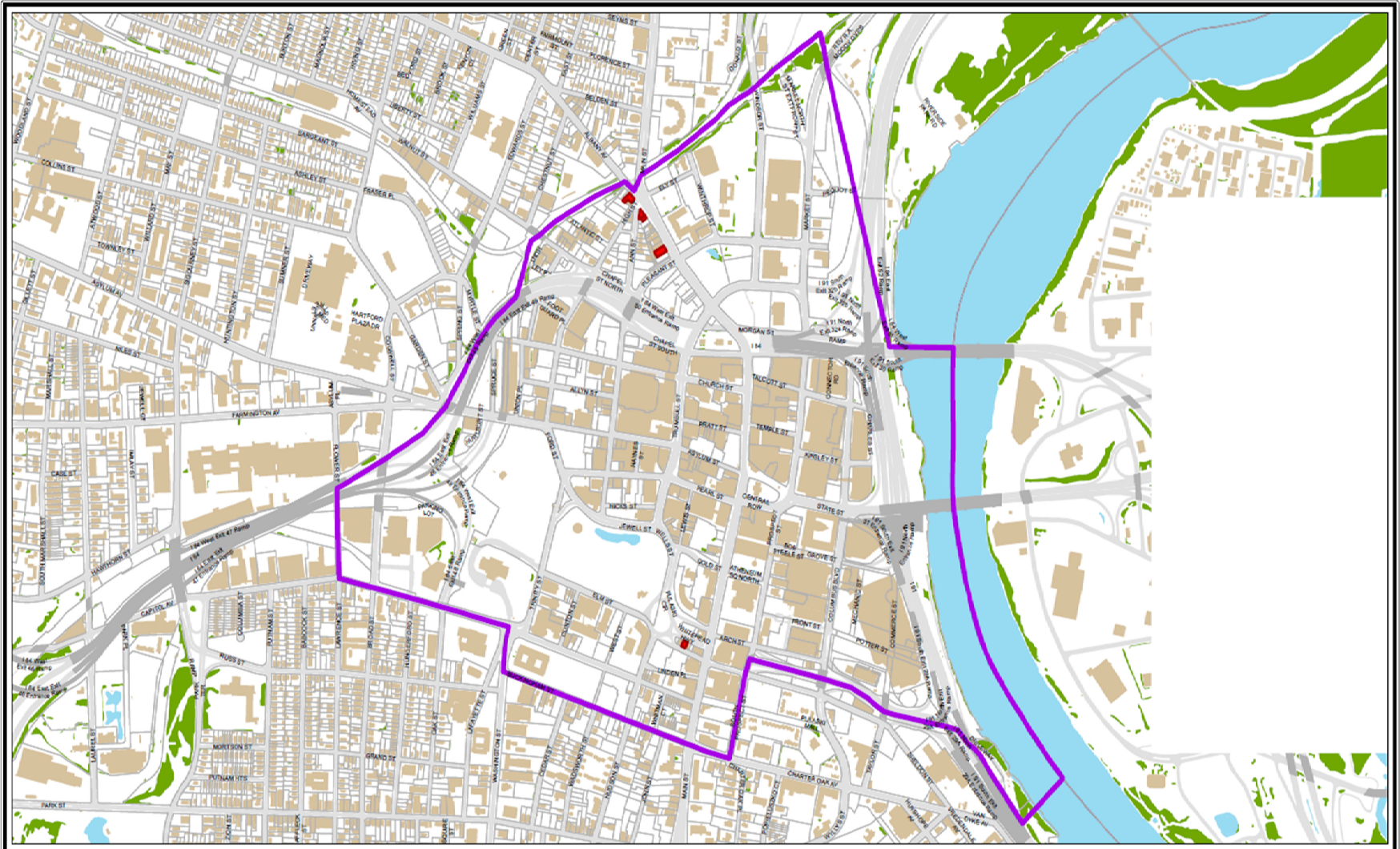
Special Assessment Tax Collections

Month	Tax Amount Collected
July, 2014	$37,613.60
August, 2014	$25,873.69
September, 2014	$6,244.65
October, 2014	$2,497.87
November, 2014	$6,598.48
December, 2014	$4,995.67
January, 2015	12,911.02
February, 2015	$34,759.11
Total	**$131,494.09**

Statistics of LSNI Anti-Blight Activity by District

For the Period of December 13, 2014 – March 16, 2015

	Central	North	South	West	Citywide
Properties Receiving Preliminary Notice Letters *(PABOL)*	17	38	16	19	**90**
PABOL resulting in a consultation between the inspector and owner	*7*	*14*	*2*	*6*	*29*
Properties Receiving Notice of Violations *(NOV)*	4	6	6	6	**22**
Properties Receiving Cited for Violations *(CIT)*	3	4	4	2	**13**
Final Lien Inspection Properties *(Final Lien Inspection)*	8	18	15	12	**53**
Default Lien Judgment *(Default Judgment)*	6	10	10	4	**30**
Acquired Properties by COH *(Acquired)*	1	7	0	3	**11**
Abated Properties *(Abated)*	4	5	0	5	**14**
Survey or Re-Survey Properties	1	5	4	7	**17**
Tax Deferral Program	1	3	2	0	**6**
Hartford Restoration Project *(HRP)*	0	1	5	9	**15**
Forbearance Agreements	4	6	6	3	**19**



City of Hartford
Livable & Sustainable Neighborhoods Initiative
Anti-Blight Enforcement Properties
Downtown Neighborhood

Legend
- Neigborhood District
- Parcels
- Building
- Bridge
- Roads
- Treeline
- Hydro

N W E S

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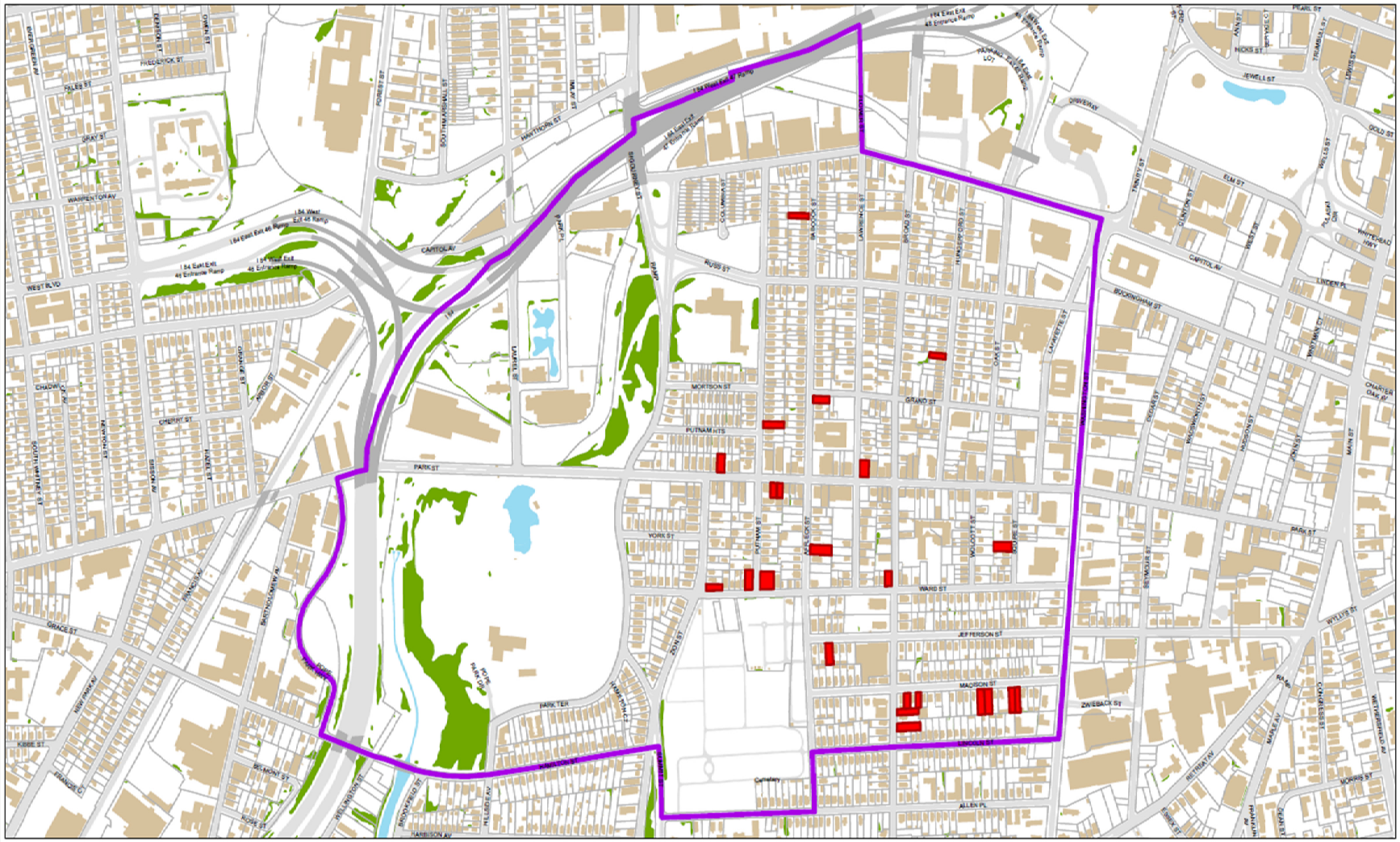
Central District: Downtown Properties

For the Period of December 13, 2014 – March 16, 2015

Property Address		Owner	Year Purchased	Status & Date		Parcel #
1279	**Main Street**	San Juan Center, Inc.	4/20/1983	PABOL	11/18/14	244-288-084
Owner has contacted after receiving a pabol and is currently scheduled for a consultation. Owner has painted front façade and has removed graffiti. Currently working on securing funds to do a full renovation.						
1355	**Main Street**	Francheska Dornevil	6/28/2010	FINAL LIEN INSPECTION	11/22/2013	244-288-094
Case closed….Sent to corporation counsel in pursuit of a lien judgment. File is in the next round to send to the state.						
1359	**Main Street**	Eric Dornevil	12/16/2003	In Court/ FINAL LIEN INSPECTION	11/5/2014	244-288-095
Case closed….The file was sent to the state to pursuit judgment in November 2014.						
1391	**Main Street**	City of Hartford	12/5/2014	Acquired	TBA	244-284-034
City of Hartford acquired the property on 12/5/14 (Vol. 6888 Pg. 163). Previous owner TLC Properties Inc.						
38	**Elm Street**	Peabody Unlimited, LLC	2006	PABOL/Consultation	11/18/14	247-452-208
Property was redone for proper notification to the LLC. Owners have already working to abate from the previous consultation including applying for permits applied. Property is undergoing a complete renovation of the structure.						



City of Hartford
Livable & Sustainable Neighborhoods Initiative
Anti-Blight Enforcement Properties
Frog Hollow Neighborhood

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Central District: Frog Hollow Properties

For the Period of December 13, 2014 – March 16, 2015

Property Address		Owner	Year Purchased	Status & Date		Parcel #
1-11	**Putnam Street**	J&A Equities LLC	4/17/2014	PABOL	11/18/2014	204-430-061
Contact from owner after receiving a pabol. The owner is currently working on a full renovation of property. Rear porch system has been totally rebuilt and owner is currently renovating the interior right side of the building.						
111	**Hungerford Street**	Concetta Ppa	9/15/2014	*Property Re-Survey*	10/17/2014	225-433-037
Property has potential violations. Property has changed ownership. New owner has proven track record of rehabbing properties.						
1128	**Broad Street**	LS Jefferson properties	12/22/2003	PABOL/Consultation	12/5/2014	227-542-063
Property is moving to NOV by April 1, 2015						
1146	**Broad Street**	J.P. Morgan Chase Bank National Assoc.	10/22/2013	Abated	3/18/2015	227-542-065
The owner is currently working on a full renovation. Interior renovation almost complete. Exterior blight abated in March 2015.						
116	**Putnam Street**	LS Putnam Properties LLC	10/9/2001	PABOL	11/18/2014	203-422-104
No contact from owner after receiving a pabol. N.O.V. Scheduled for April.						
121H	**Babcock Street**	Ryan Ladd	1/17/2014	PABOL	7/9/2014	203-422-115
No contact from owner after receiving a PABOL. Having title searches conducted on the property.						
126	**Hungerford Street**	Jesus Marquez	Sold	Forbearance Agreement & Tax D.	2/6/2014	225-436-080
Case closed….Sent to corporation counsel in pursuit of a lien judgment. Foreclosed and then sold on 2/3/14. A forbearance agreement and tax deferral was made with the new owner.						
145	**Lawrence Street**	Nationwide Advantage Mortgage Co.	Sold	Default Judgment	7/15/2013	203-424-175
Judgment was secured on 7/15/13 for $87,208 (volume: 6708 page: 61). Foreclosure on 7/25/14 by HUD.						
15	**Grand Street**	Anthony Angelillio	12/3/2007	Final Lien Inspection	3/21/2013	22-437-082
Case closed….Sent to corporation counsel in pursuit of a lien judgment.						
155	**Babcock Street**	Carmen Williams	8/18/2006	PABOL/Consultation	11/10/2014	203-422-108
Work on the property has stalled, inspector will move forward with NOV.						
166	**Ward Street**	Connecticut Tax Liens 1, LLC	12/24/2013	PABOL	11/18/2014	204-534-113
No contact from owner after receiving a PABOL. Property currently undergoing total renovation including re building the entire roof system March 2015.						
166	**Affleck Street**	168 Affleck LLC	7/31/2014	Forbearance Agreement	10/1/2014	204-535-147
10 Month extension to complete renovation and a forbearance agreement expiring in August 2015. Renovation almost complete.						
168	**Affleck Street**	168 Affleck LLC	7/31/2014	Forbearance Agreement	10/1/2014	204-535-147
10 Month extension to complete renovation and a forbearance agreement expiring in August 2015. Renovation almost complete.						
180	**Ward Street**	Terrence Weaver-Bey	10/21/1998	Default Judgment	7/9/2013	204-525-060
Lien judgment was secured on 7/9/13 for $122,408 (volume: 6706 page: 23)						

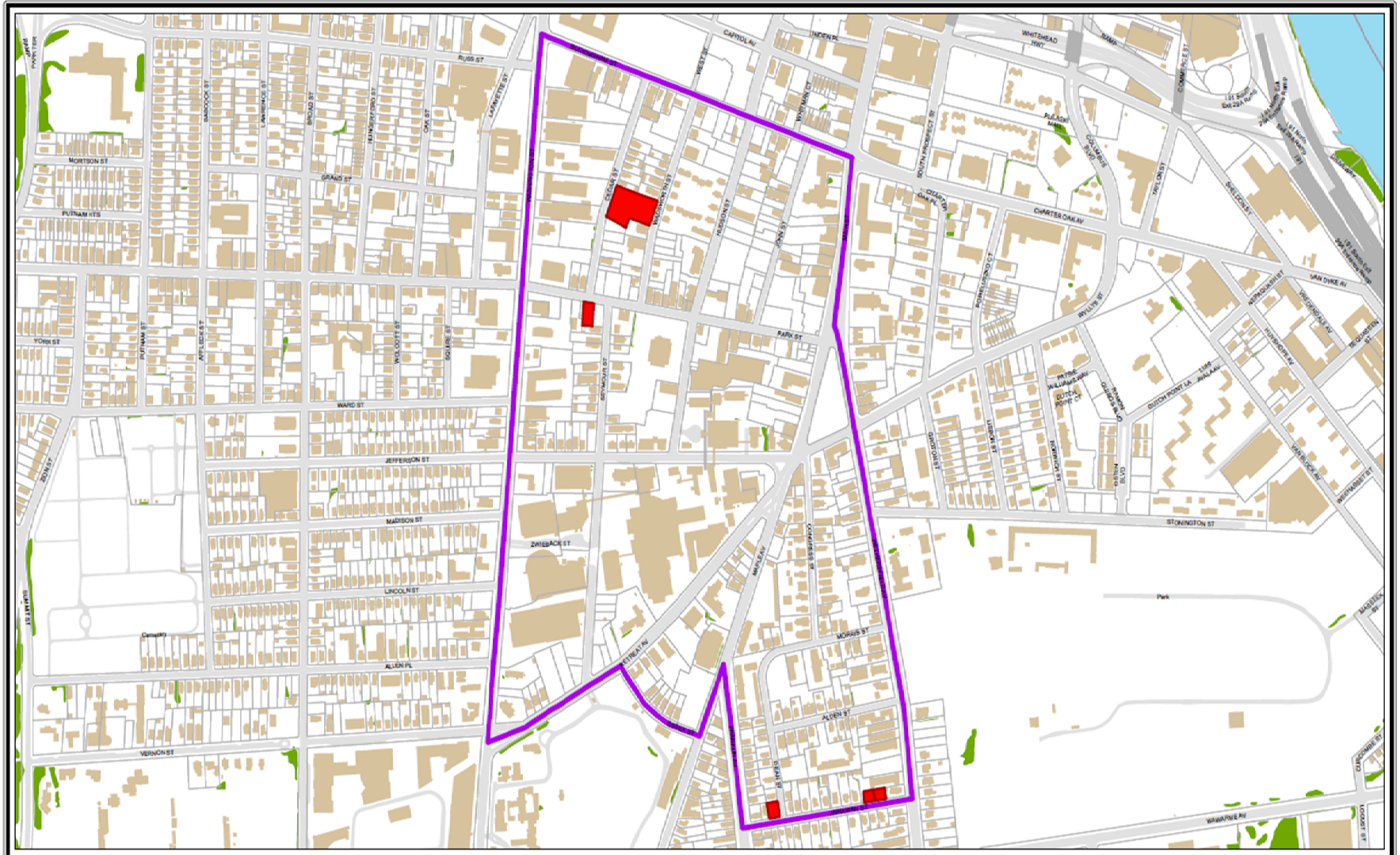
Property Address		Owner	Year Purchased	Status & Date		Parcel #
23	**Madison Street**	Jay S. Ballanger	11/30/2001	NOV	10/14/2014	227-542-087
Owner is working towards completion/abated.						
246	**Lawrence Street**	Francisco & Maria Lemos	6/26/1997	CIT	11/20/2013	202-428-084
Owner entered into an agreement with the city after an appeal hearing. Abatement is moving forward. Agreement expires on 6/1/15.						
250	**Lawrence Street**	Francisco & Maria Lemos	5/1/1986	CIT	11/20/2013	202-428-083
Owner entered into an agreement with the city after an appeal hearing. Abatement is moving forward. Agreement expires on 6/1/15.						
25	**Madison Street**	Jay S. Ballanger	11/30/2001	NOV	10/14/2014	227-542-087
Owner is working towards completion/abated.						
275	**Park Street**	Virginia Falcon	6/18/2014	PABOL/Consultation	12/5/2014	226-549-159
Owner is working towards completion/abated, should be fully abated by next quarter (March 2015). Due to harsh winter owner has been unable to complete the last side of the building, but the three sides that are complete look great!						
333	**Jefferson Street**	LS Jefferson properties	10/9/2001	PABOL/Consultation	12/5/2014	205-529-112
Property is moving to NOV on April 1, 2015.						
35	**Babcock Street**	US Bank, National Trustee	1/15/2015	PABOL	11/18/2014	203-421-140
No contact from NEW owner after receiving a PABOL.						
35	**Squire Street**	360 Asset LLC	11/12/2013	PABOL/Consultation	10/28/2014	226-538-099
Owner is working towards completion/abated.						
387	**Capitol Avenue**	Chris Whilby - Previous Owner	Sold	Final Lien Inspection	11/27/2012	202-423-075
Case closed….Sent to corporation counsel in pursuit of a lien judgment. Sold on 8/28/13 to Wolverine Property LLC. If decided property may re-enter the ABO process.						
39	**Madison Street**	Lorita Headley	9/20/1999	NOV	10/14/2014	227-542-091
No contact from owner after receiving a PABOL.						
41	**Madison Street**	Hugo & Clent Pickering	3/17/1992	NOV	10/14/2014	227-542-092
No contact from owner after receiving a PABOL.						
493	**Zion Street**	Ana Diaz	3/13/2006	Abated & Final Lien Inspection	11/22/2013	183-514-162
Case closed…. File is in the next round to send to the state for judgment. Hearing Appeal Officer made an assessment in Feb. 2014. Hearing Appeal Officer made an assessment in Feb. 2014.property was demolished by City of Hartford (License & inspection) due to structural damage from fire.						
523	**Park Street**	Garrox Investments LLC	3/24/2003	Default Judgment	7/9/2013	226-537-061
Judgment was secured on 7/9/13 for $60,808 (volume: 6706 page: 79). Demolished in a joint effort by the DEEP, EPA, HHS, Building Official, L&I, and LSNI were all involved - collaborating on the takedown. All were on site as well. Sept. 3, 2013.						
556	**Zion Street**	Bayview Loan Services LLC	9/30/2014	PABOL	11/18/2014	204-525-053
No contact from owner after receiving a PABOL.						
597	**Park Street**	Tito Collado Trustee	6/24/2008	Final Lien Inspection	11/22/2013	204-537-220
Case closed…. File is in the next round to send to the state for judgment. Hearing Appeal Officer made an assessment in Jan. 2014.						
64	**Babcock Street**	S. NE. Conference Assoc. of 7th day ADV	4/20/1998	Final Lien Inspection	3/28/2014	203-423-148
Case closed….Sent to corporation counsel in pursuit of a lien judgment.						
654	**Park Street**	Sharon Moshe Properties, LLC	10/30/1996	PABOL	11/18/2014	204-430-211
Owner contacted inspector for a consultation and some improvement work has already begun.						

Property Address		Owner	Year Purchased	Status & Date		Parcel #
755	**Broad Street**	Kirkland Brown	10/9/2014	Default Judgment	7/15/2013	204-430-216
Judgment was secured on 7/15/13 for $1,640 (volume: 6706 page: 79). Sold on 10/9/14 to Kirkland Brown. Property is currently undergoing a complete renovation.						
787	**Park Street**	Putnam Park Association LP - Previous Owner	Sold	Final Lien Inspection	10/24/2012	204-534-132
Case closed….Sent to corporation counsel in pursuit of a lien judgment. If decided property may re-enter the ABO process.						
83	**Madison Street**	LS Jefferson properties	10/9/2001	PABOL/Consultation	12/5/2014	227-542-108
Property is moving to NOV. April 1 2015. Environmentally cleaned and Demolished in a joint effort by the State of CT and LSNI in September 2013.						
873	**Broad Street**	Todd Meier	8/22/2011	Default Judgment	7/15/2013	204-536-204
Judgment was secured on 7/15/13 for $101,408 (volume: 6706 page: 79).						
900	**Broad Street**		9/3/2013	*Tax Deferral*	3/10/2015	204-537-223
Property was approved for the tax deferral program.						
951	**Broad Street**	955 Broad St. LLC	8/7/2012	PABOL	11/18/2014	204-536-198
Owner has been working to abate from the previous round consultations. The windows have been approved by the Historic Commission.						

Central District: Sheldon/Charter Oak Properties

For the Period of December 13, 2014 – March 16, 2015

Property Address		Owner	Year Purchased	Status & Date		Parcel #
2-4	**Wethersfield Avenue**	Electrical Power Solutions LLC	6/26/2013	Monitor		248-563-150
Owner is Electrical Power Solutions LLC C/O Arnold Veerasammy 39 Ledger Street, Hartford ,Ct. 06106. He bought the property in 6/26/2013 for $150,000.00. Currently has a plumbing permit issued on 10/10/2013 and an electrical permit issued on 10/18/2013. Rough electrical was inspected and passed on 10/7/2014. Project is moving forward. Owner did apply for a Tax deferral but did not meet the criteria due to work being performed prior to his application. Owner has installed 9 security cameras around the property and roughly the same number of security lights. Property is in good shape and does have some construction debris on the exterior that we will have the owner take care of. All the entrances has been fitted with custom fabricated security gates						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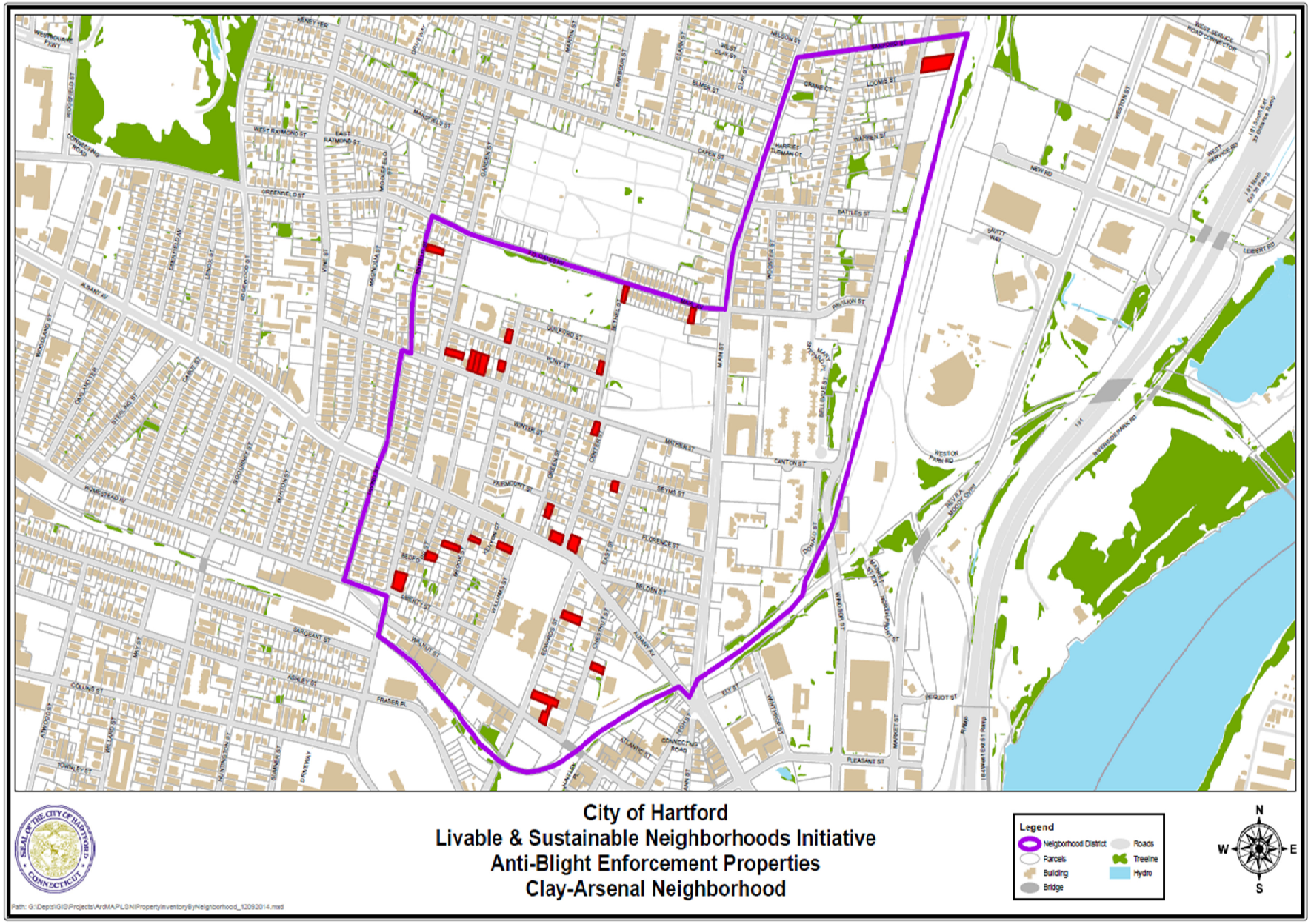
Central District: South Green Properties

For the Period of December 13, 2014 – March 16, 2015

Property Address		Owner	Year Purchased	Status & Date		Parcel #
138	**Jefferson Street**	Hartford Hospital	3/21/2011	Abated	8/2/2013	226-549-144
Owner entered into an agreement with the city after an appeal hearing. Owner has demolished the property and will rebuild it to reflect the old historic façade.						
31	**Park Street**	Park Main Association II LLC	3/31/1994	CIT/ Forbearance Agreement	1/15/2014	248-555-082
Owner entered into an agreement with the city after an appeal hearing. Abatement is moving forward. Agreement expired on 3/1/15.						
53	**Wadsworth Street**	Archdiocese of Hartford Catholic Charities, Inc.		PABOL/Consultation	12/6/2013	247-447-024
Owner is working on abating and has shown architectural drawings to do a full renovation of the property.						
66	**Retreat Avenue**	Evans & Nancie Bellamy	10/2/2007	Default Judgment	4/4/2014	249-559-009
Judgment was secured on 4/4/14 for $10,008 (volume: 6802 page: 54).						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North District: Clay Arsenal Properties

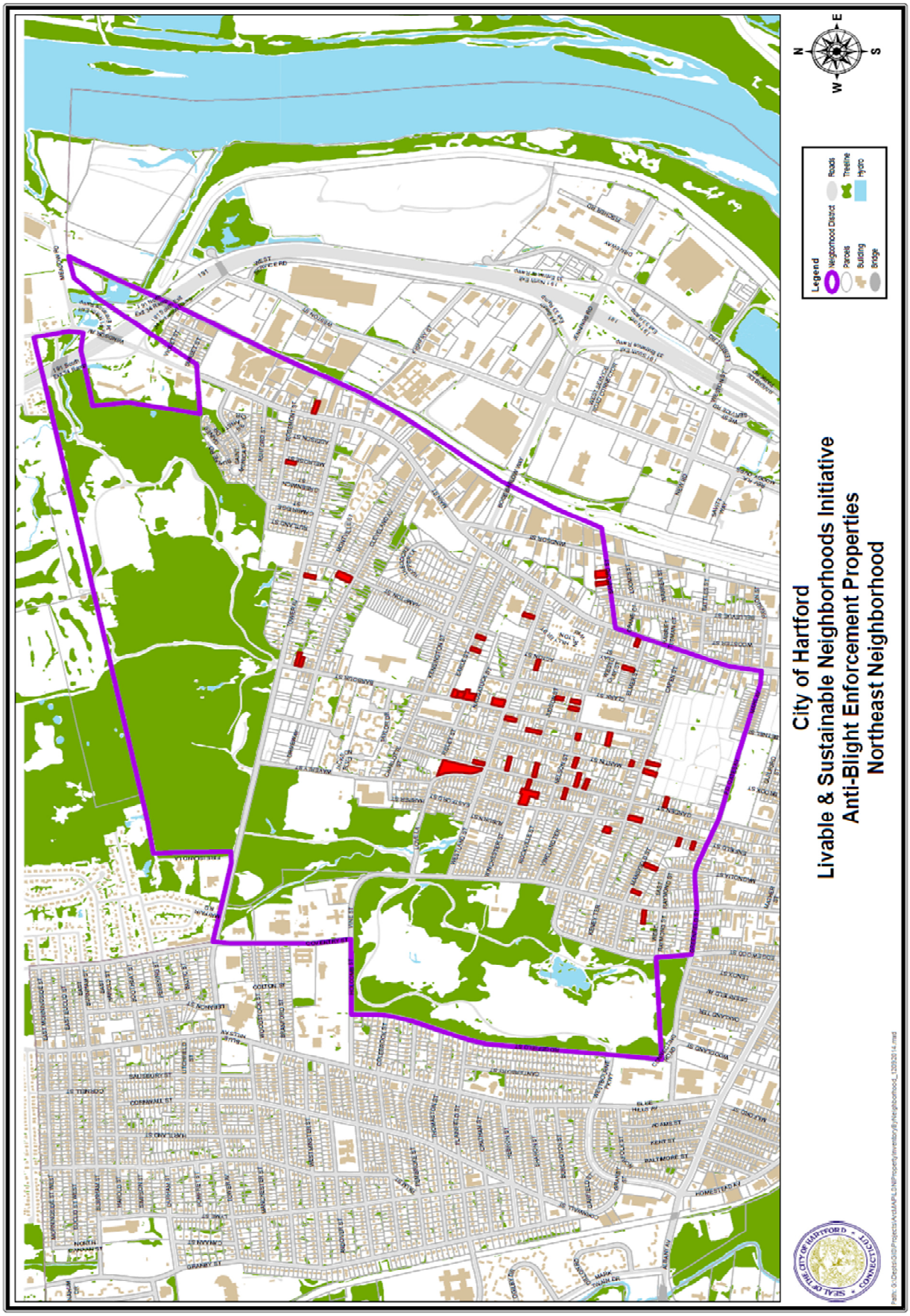
For the Period of December 13, 2014 – March 16, 2015

Property Address		Owner	Year Purchased	Status & Date		Parcel #
100	**Walnut Street**	City of Hartford	9/3/2013	Tax Deed Sale	2013	222-280-053
Property was acquired by the City through the Tax Deed Sale (no bids from the public). Property is being managed by Economic Development Division.						
151	**Brook Street**	Brook Mather LLC	6/13/2011	NOV	11/7/2014	220-226-117
No contact from owner NOV inspection was performed.						
152	**Mather Street**	Mather Motors LLC	6/10/2013	PABOL	7/9/2014	220-226-113
NOV by April 1, 2015						
154	**Mather Street**	Jean Gardy	11/4/2014	PABOL	7/9/2014	220-226-112
Previous owner JR Moses Realty sold the property on 11/4/14. Will have to re-issue the PABOL to the new owner. However the new owner has applied for permits to conduct a full renovation.						
156	**Mather Street**	Goulbourne Drakes	2/20/1997	Default Judgment	7/15/2013	220-226-101
Lien judgment was secured on 7/15/13 for $50,508 (volume: 6795 page: 71).						
2	**Pliny Street**	Tyron Tinsley - Previous Owner	Sold	Default Judgment		242-229-010
Lien judgment was secured for $84,008 (volume: 6709 page: 177). Sold on 3/27/14 to Weather & Knight LLC.						
246	**Albany Avenue**	BSD Group LLC - Previous Owner	Sold	Final Lien Inspection	11/20/2013	221-239-209
Case closed….Sent to corporation counsel for pursuit judgment. Property foreclosed and then sold to JMD Manor LLC on 2/10/14.						
270	**Albany Ave**	Managing Solutions LLC	4/3/2014	Tax Deed Sale	2013	221-236-190
Property was acquired by the City through the Tax Deed Sale (no bids from the public). Property is being managed by Economic Development Division.						
280	**Enfield Street**	Carnegie Enterprises LLC	9/3/2013	Tax Deed Sale	2013	217-110-109
Property was acquired by the City through the Tax Deed Sale (no bids from the public). Property is being managed by Economic Development Division.						
280	**Garden Street**	Charles Gaddy	4/17/1986	Final Lien Inspection	6/14/2013	221-271-054
Case closed….Sent to corporation counsel for pursuit judgment.						
32	**Bedford Street**	32-34 Bedford Street BEHY, LLC	5/3/2011	PABOL	7/9/2014	221-271-047
NOV by April 1, 2015						
3364	**Main Street**	Dermouth Brown	4/27/1977	Final Lien Inspection	4/8/2013	284-074-072
Case closed….Sent to corporation counsel for pursuit judgment.						
39	**Brook Street**	Shelby Walton	1/13/2014	PABOL	11/18/2014	221-271-095
NOV by April 1, 2015						
414	**Garden Street**	Long Far Inc.	3/27/2014	PABOL / Consultation	11/19/2014	220-226-085
Owner has permits to do a complete renovation of the property. Currently rebuilding both front and rear porches.						
44	**Guilford Street**	Charles Taylor Jr.	4/28/1981	PABOL / Consultation	12/1/2014	220-226-136
Consultation with the owner helped start construction work however the work has been stalled. The inspector will move forward with NOV.						

Property Address		Owner	Year Purchased	Status & Date		Parcel #
48	**Brook Street**	Sharon Coombs	5/18/2004	Default Judgment	7/9/2013	221-272-106
Lien judgment was secured on 7/9/13 for $60,608 (volume: 6706 page: 85).						
60	**Elmer Street**	Rosario Reategui	2/6/2015	Tax Deferral	3/18/2015	240-165-128
Property was approved for the tax deferral program.						
62	**Chestnut Street**	Noelle Fulse	11/3/2006	In Court/ Final Lien Inspection	11/5/2014	244-284-003
Case closed….The file was sent to the state to pursuit judgment in November 2014.						
63	**Seyms Street**	Citi Mortgage Inc.	1/30/2012	PABOL / Consultation	10/15/2014	243-238-025
Bank has been working on the property to abate blight conditions.						
63	**Mahl Avenue**	Mahl Ave LLC	12/11/2013	NOV/ Forbearance Agreement	12/18/2013	242-234-043
Owner entered into a forbearance agreement with the City which expired on 12/5/14. The owner was/is currently working the property.						
64	**Enfield Street**	Fred Whitaker	7/10/2000	PABOL	11/18/2014	219-221-128
PABOL sent and are waiting for the completion of title searches.						
66	**Pliny Street**	Randolph & Sunsheray Thompson	9/1/2004	In Court/ Final Lien Inspection	11/5/2014	220-225-128
Case closed….The file was sent to the state to pursuit judgment in November 2014 however the file was sent back to the City for revisions.						
81	**Mather Street**	HUD	7/21/2014	PABOL	7/9/2014	242-235-002
NOV by April 1, 2015						
93	**Enfield Street**	Cecil Scarbrough	11/27/1998	PABOL	7/9/2014	219-211-079
No contact from the owner, inspector will move forward with NOV by April 1, 2015						
94	**Edwards Street**	P&L Electric LLC	3/26/2010	PABOL	11/18/2014	221-280-214
NOV by April 1, 2015						
97	**Williams Street**	City of Hartford	1/9/15	Tax Deed Sale		221-272-132
Lien judgment was secured on 1/13/13 for $71,408 (volume: 6641 page: 235). Property was sold and then resold to Averille Semo. City has pursued acquiring the property through a different method and will know if the City has ownership by January 2015.						

Additional Acquired Properties

298	**Albany Ave**	City of Hartford	1/5/2015	Tax Deed Sale		221-236-188
25	**Walnut Street**	City of Hartford	1/5/2015	Tax Deed Sale		244-283-012
31	**Walnut Street**	City of Hartford	1/5/2015	Tax Deed Sale		244-283-013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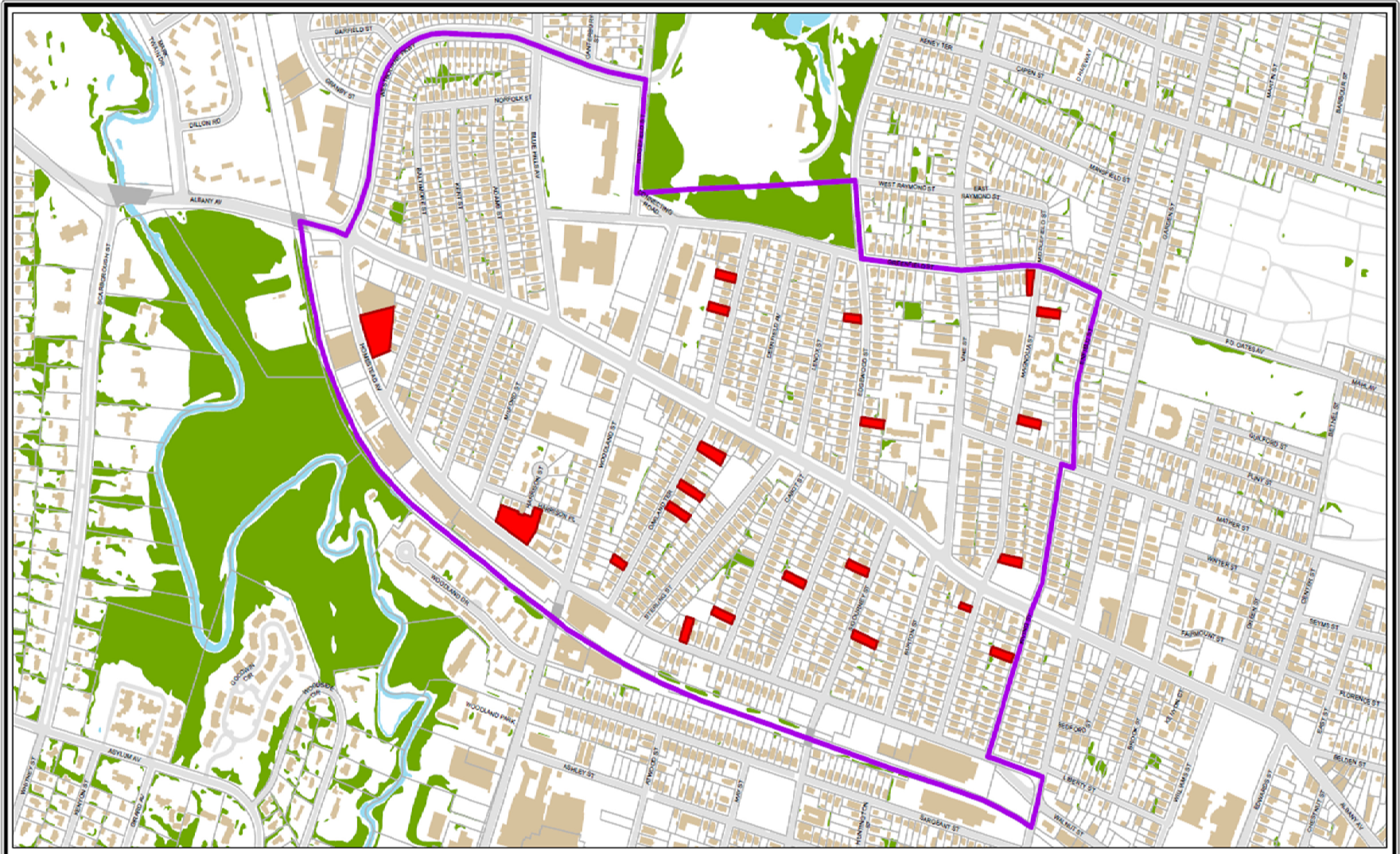
North District: Northeast Properties

For the Period of December 13, 2014 – March 16, 2015

Property Address		Owner	Year Purchased	Status & Date		Parcel #
11	**Judson Street**	Dwayne Reid	11/26/2012	PABOL	11/18/2014	240-163-066
NOV scheduled for first week April 2015						
12	**Martin Street**	GMAC Mortgage, LLC	4/19/2013	PABOL	11/18/2014	218-162-226
NOV scheduled for first week April 2015						
123	**Earle Street**	Vinayaka Kruttiventi	9/21/2006	PABOL / Consultation	10/30/2013	293-116-135
No contact from owner moving forward with NOV scheduled for first week April 2015						
127	**Nelson Street**	J&O Automotive LLC	11/3/2014	PABOL	11/18/2014	240-162-030
NOV scheduled for first week April 2015						
128	**Edgewood Street**	Stephanie Ann McBride	10/6/2010	Default Judgment	7/9/2013	198-208-082
Lien judgment was secured on 7/9/13 for $60,008 (volume: 6706 page: 33).						
128	**Westland Street**	Spring River Dev. Group LLC	8/20/2013	NOV	7/9/2014	239-117-151
NOV scheduled for first week April 2015						
139	**Westland Street**	McCullough Ent. LTD.	12/27/2013	Abated	10/24/2014	239-114-063
Property is completely abated prior to the expiration of their forbearance agreement.						
140	**Cleveland Avenue**	Leroy Pittman Jr.	1/31/1994	Final Lien Inspection	4/8/2013	261-062-039
Case closed….Sent to corporation counsel for pursuit judgment.						
159	**Capen Street**	Sheila Mayo-Brown	4/24/2000	Default Judgment	7/9/2013	219-224-165
Lien judgment was secured on 7/9/13 for $108,508 (volume: 6706 page: 21).						
171	**Capen Street**	Julio Perez	5/7/2007	PABOL/ Re-Survey	11/18/2014	219-224-167
NOV scheduled for first week April 2015						
175	**Tower Avenue**	City of Hartford	1/5/2015	Tax Deed Sale	3/4/2014	260-062-001
Lien judgment was secured on 3/4/14 for $90,008 (volume: 6795 page: 69). City has pursued acquiring the property through a different method and will know if the City has ownership by January 2015.						
189	**Vine Street**	189 Vine LLC	3/13/2003	PABOL	11/18/2014	197-206-130
NOV scheduled for first week April 2015						
194	**Westland Street**	Harbhajan Singh	9/28/2011	PABOL	7/9/2014	217-109-152
NOV scheduled for first week April 2015						
22	**Westland Street**	Joseph Maiorano	1/16/2009	Final Lien Inspection	10/30/2014	263-116-020
The hearing appeal officer decision was the owner was liable for the blight citations.						

Property Address		Owner	Year Purchased	Status & Date		Parcel #
2285	**Main Street**	Jeff Liu	Sold	CIT/ Forbearance Agreement	6/20/2013	241-167-091
Case closed….Sent to corporation counsel for pursuit judgment. Sold on 10/29/13 to Jeff Liu Trustee with a forbearance agreement that expired on 10/12/14. Mr. Liu was granted an extension on the forbearance agreement and has completed asbestos abatement and plan to reconstruct the roof system currently being draw by his architect.						
233	**Capen Street**	Harbhajan Singh	6/10/2014	PABOL	11/18/2014	219-220-110
NOV scheduled for first week April 2015						
234	**Barbour Street**	Spring River Dev. Group LLC	10/10/2013	NOV	10/31/2014	239-116-141
NOV Letters Sent						
246	**Barbour Street**	New View LLC	8/16/2006	PABOL / Consultation	7/9/2014	239-116-140
Owner still working towards abatement.						
252	**Barbour Street**	Richard & Rudy Cervantes	8/13/2014	PABOL / Consultation	7/9/2014	239-116-139
Property was transferred title on 8/13/14 and the new owner has plans to do a full renovation.						
258.5	**Capen Street**	John Milledge	2/6/2009	PABOL / Consultation	11/20/2014	218-157-030
Owner has only siding on rear to complete full abatement.						
263	**Martin Street**	Jessmar Apartments LLC	9/26/2014	Tax Deferral	3/18/2015	239-108-038
PROPERTY WAS APPROVED FOR THE TAX DEFERRAL PROGRAM.						
458	**Barbour Street**	HSBC Bank USA Nat. Assoc. Trustee	3/14/2014	PABOL / Re-Survey	7/9/2014	237-062-041
Held up from moving towards NOV due to late arrival of title searches.						
45	**Vineland Street**	Rosario Reategui	3/4/2015	Tax Deferral	3/18/2015	218-156-075
PROPERTY WAS APPROVED FOR THE TAX DEFERRAL PROGRAM.						
46	**Elmer Street**	Catherine Williams	2/15/2006	NOV	9/24/2014	240-165-132
Owner responded after receiving the NOV and has almost completed abatement.						
462	**Barbour Street**	Sidney Xavier	1/13/2014	PABOL / Consultation	10/14/2014	237-062-040
Owner has permits to do a complete renovation of the property. Owner has torn down rear garage and rebuilt back porches. Work on interior renovation under way.						
50	**Sanford Street**	Tommy Allen	1/24/2013	PABOL / Consultation	12/1/2014	263-128-083
Consultation was conducted but the work has stalled, inspector will move forward with NOV scheduled for first week April 2015						
51	**Barbour Street**	Willie Walker	8/22/2011	CIT/ Forbearance Agreement		240-162-019
Owner was granted an 8 month extension to their forbearance agreement and is currently working on full renovation of property.						
51	**Rosemont Street**	Reo Asset Recovery LLC	5/11/2010	Property Re-Survey	11/18/2014	283-066-032
Property has potential violations.						
53	**Acton Street**	HBC Bank USA	12/23/15	Final Lien Inspection	6/25/2013	240-119-158
Case closed….Sent to corporation counsel for pursuit judgment. Sold on 7/15/14 to Bakari Stephenson. If decided property may re-enter the ABO process.						
544	**Garden Street**	Miguel Vasquez	7/24/2014	Abated	3/21/2013	219-224-176
Case closed….Sent to corporation counsel for pursuit judgment. Property was sold and re-sold on 7/24/14 to Miguel Vasquez. If decided property may re-enter the ABO process.						

Property Address		Owner	Year Purchased	Status & Date		Parcel #
56	**Sanford Street**	Franks Auto Body LLC	9/2/2008	PABOL / Consultation	12/1/2014	263-128-085
Consultation was conducted but work has stalled, inspector will move forward with NOV scheduled for first week April 2015						
63	**Mansfield Street**	Bank of America	8/21/2014	Final Lien Inspection	7/19/2013	219-211-094
Case closed….Sent to corporation counsel for pursuit judgment. Property was foreclosed on 8/21/14 by Bank of America. If decided property may re-enter the ABO process.						
630	**Garden Street**	Mark Douglas	Sold	Final Lien Inspection	1/31/2013	218-160-177
Case closed….Sent to corporation counsel for pursuit judgment. Sold to Mark Douglas. If decided property may re-enter the ABO process.						
638	**Garden Street**	New Antioch Baptist Church Inc.	7/8/2011	Final Lien Inspection	1/29/2013	218-160-175
Case closed….Sent to corporation counsel for pursuit judgment.						
647	**Garden Street**	Alwin Cooper	5/12/2008	Final Lien Inspection	3/27/2014	218-158-152
Case closed….Sent to corporation counsel for pursuit judgment.						
68	**Judson Street**	Kenneth & Lisa Long	7/13/2014	Closed Case	2014	240-114-042
Lien judgment was secured on 7/9/13 for $81,008. City auction the property for taxes to Jeff Liu which was re-sold on 7/31/14 to Kenneth and Lisa Kwun Rong.						
684	**Garden Street**	Ruth Mansfield & Dorothy Lambert	3/8/1990	Final Lien Inspection	1/29/2013	218-111-166
Case closed….Sent to corporation counsel for pursuit judgment.						
685	**Garden Street**	Long Far Inc.	3/5/2014	PABOL / Consultation	11/10/2014	218-110-164
Owner currently working on obtaining permits to do a complete renovation of the property.						
710	**Windsor Street**	Hartford Rescue Mission Inc.	9/1/2011	Default Judgment	3/18/2014	263-074-101
Lien judgment was secured on 3/18/14 for $10,404 (volume: 6655 page: 280).						
712	**Garden Street**	Linval Morrison	11/9/2010	PABOL	11/18/2014	217-111-159
NOV scheduled for first week April 2015						
78	**Martin Street**	Vernon Avenue LLC	10/10/2007	Default Judgment	3/18/2014	240-162-012
Lien judgment was secured on 3/18/14 for $7,820 (volume: 6655 page: 283).						
83	**Martin Street**	166 Affleck LLC	7/31/2014	CIT/ Forbearance Agreement	10/10/2014	218-160-207
Owner was granted an 8 month extension to their forbearance agreement until 3/19/15 and is currently working on full renovation of property.						
88	**Nelson Street**	88 Nelson Realty LLC	11/21/2006	Default Judgment	3/4/2014	240-163-059
Lien judgment was secured on 3/4/14 for $61,608 (volume: 6795 page: 67).						
9	**Mahl Avenue**	Union Baptist Church of Hartford	7/17/2009	Final Lien Inspection	3/21/2013	242-234-029
Case closed….Sent to corporation counsel for pursuit judgment.						
95	**Mansfield Street**	Karlene Greenwood	4/17/2013	CIT/ Forbearance Agreement	10/15/2014	197-211-137
Abatement almost complete under their forbearance agreement.						
96	**Nelson Street**	Kemp REI Inc.	3/28/2013	PABOL	11/18/2014	240-163-057
NOV scheduled for first week April 2015						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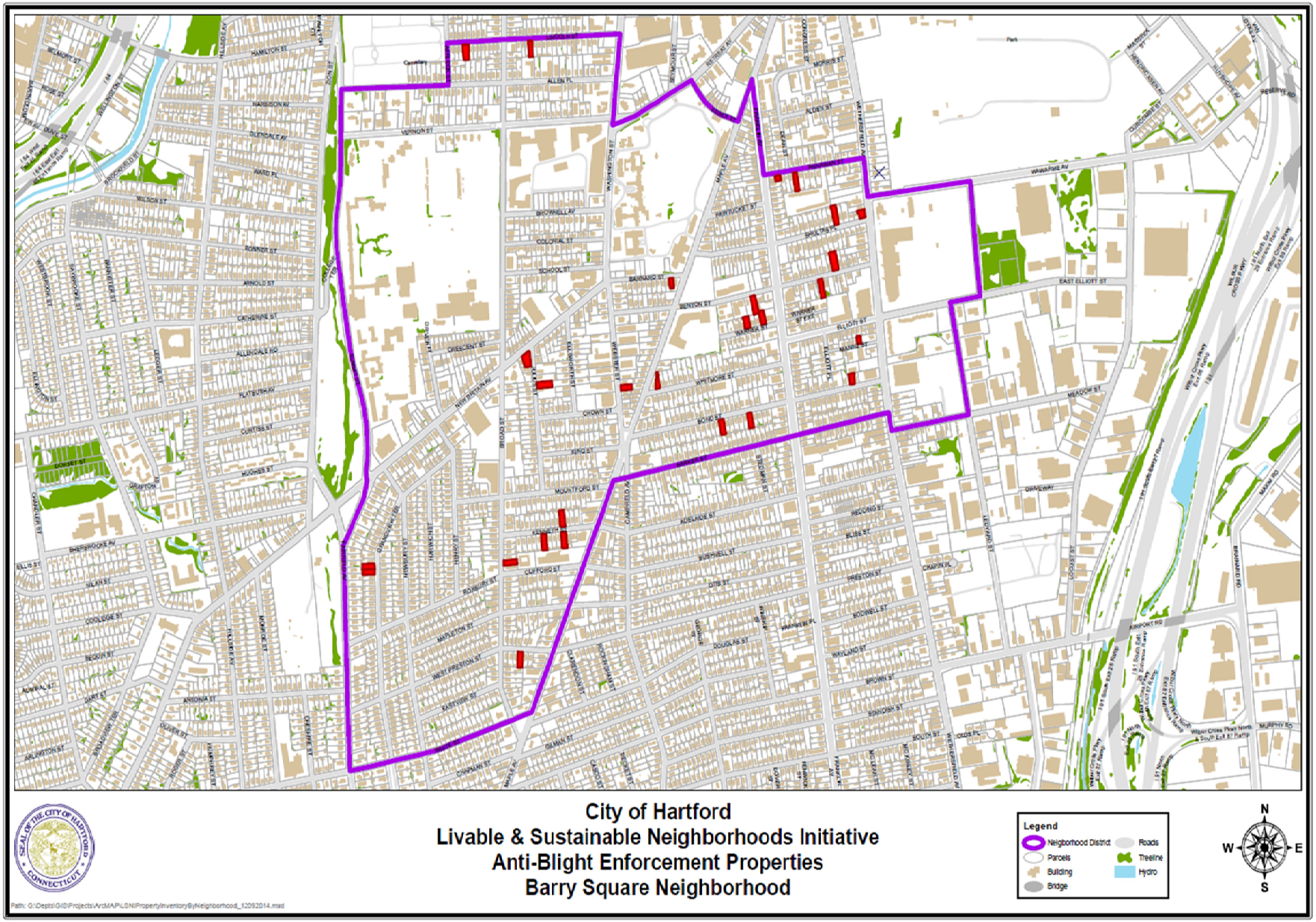
North District: Upper Albany Properties

For the Period of December 13, 2014 – March 16, 2015

Property Address		Owner	Year Purchased	Status & Date		Parcel #
103	**Earle Street**	City of Hartford	9/3/2013	Tax Deed Sale	2013	239-116-131
Property was acquired by the City through the Tax Deed Sale (no bids from the public). Property is being managed by Economic Development Division.						
109	**Enfield Street**	Anthony Quintiliani	5/25/2004	Default Judgment	7/12/2013	219-211-083
Lien judgment was secured on 7/12/13 for $51,008 (volume: 6707 page: 244). Property demolished by LSNI on 1/9/14						
129-131	**Oakland Terrace**	Burnett & Loletta Meggie	2/19/2009	HRP	2014	175-197-075
The house was approved for the Hartford Restoration Project.						
145	**Oakland Terrace**	Donavan Heaven	4/11/2014	PABOL	7/9/2014	175-197-079
NOV scheduled for first week April 2015						
158	**Magnolia Street**	Cambria Properties LLC	3/28/2014	PABOL / Consultation	3/10/2014	220-217-017
Owner has replaced the windows and is working on asbestos removal.						
17	**Cabot Street**	Beverly Mitchell	5/30/2002	PABOL / Consultation	5/14/2014	177-202-137
Some progress has been made… working on financing to complete abatement.						
175	**Edgewood Street**	Housing Opportunity Partners, LLC	7/25/2013	PABOL	11/18/2014	197-203-062
NOV scheduled for first week April 2015						
19	**Oakland Terrace**	Everald Thompson	5/22/2012	Final Lien Inspection	1/29/2013	176-198-107
Case closed….Sent to corporation counsel for pursuit judgment.						
196	**Homestead Avenue**	Bryon & Sibil Tyrell	9/8/2008	PABOL	7/9/2014	177-202-131
NOV scheduled for first week April 2015						
208	**Magnolia Street**	Magnolia Dev. Assoc. LLC	1/24/2012	NOV	12/3/2014	219-217-017
Met with the owner to go over potential violations. The owner may sell to the owner of 204 Mather Street who is currently doing a complete renovation.						
296	**Homestead Avenue**	A7 LLC	5/18/2011	PABOL	7/9/2014	176-195-002
NOV scheduled for first week April 2015						
366	**Sigourney Street**	Long Far Inc.	9/23/2014	PABOL / Consultation	11/10/2014	199-215-049
Owner has permits and has installed new windows… progress towards a full renovation. Consultation Inspection 3/16/15 Interior renovation underway progressing nicely.						
397	**Sigourney Street**	Christopher Britton - Previous Owner	Sold	Abated/ Final Lien Inspection	10/22/2012	198-209-105
Britton transferred property back to Connecticut Tax Liens 1 LLC represented by Michael Reiner, who resold to O & S Home Improvement LLC, who resold to current owner Daniel Meade. Property has a demolition lien from the City of Hartford on the land records, during O & S Home Improvement ownership. Fire damaged property for many years. Demolished by LSNI 1/13/14.						

Property Address		Owner	Year Purchased	Status & Date		Parcel #
424	**Homestead Avenue**	City of Hartford	1/9/15	Tax Deed Sale		152-190-017
Lien judgment was secured on 3/4/2014 for $80,808 (volume: 6795 page: 57). City has pursued acquiring the property through a different method and will know if the City has ownership by January 2015.						
45	**Edgewood Street**	Elgwin Miller	9/15/2014	PABOL	7/9/2014	198-204-051
Held up from moving towards NOV due to late arrival of title searches.						
45	**Irving Street**	Elaine Brown - Previous Owner	Sold	Final Lien Inspection/ Assessment	8/1/2013	199-219-182
Case closed….Sent to corporation counsel for pursuit judgment. Hearing Appeal Officer made an assessment for $92,500 in November 2014. Property foreclosed on 11/18/14 by US Bank National Association Trustee, agreement negotiation in progress.						
54	**Oakland Terrace**	Elvis Patten & Lena Ruddock	3/29/1989	*Property Re-Survey*	10/29/2014	176-200-151
Property has potential violations.						
59	**Magnolia Street**	City of Hartford	1/9/15	Tax Deed Sale		198-216-154
Case closed….Sent to corporation counsel for pursuit judgment. City has pursued acquiring the property through a different method and will know if the City has ownership by January 2015.						
63	**Greenfield Street**	P&I Electric LLC	6/23/2010	Final Lien Inspection	7/19/2013	219-213-001
Case closed….Sent to corporation counsel for pursuit judgment.						
66	**Oakland Terrace**	Flagstar Bank	1/8/2014	*Property Re-Survey*	10/29/2014	176-200-148
Property has potential violations.						
86	**Oakland Terrace**	Fay Santouse	6/13/2000	Default Judgment	7/9/2013	176-200-143
Lien judgment was secured on 7/9/13 for $108,008 (volume: 6706 page: 81). Property was re-survey on 10/29/14 by request.						
88	**Magnolia Street**	Jamae Management LLC	3/11/2010	PABOL	7/9/2014	198-218-194
Held up from moving towards NOV due to late arrival of title searches.						


City of Hartford
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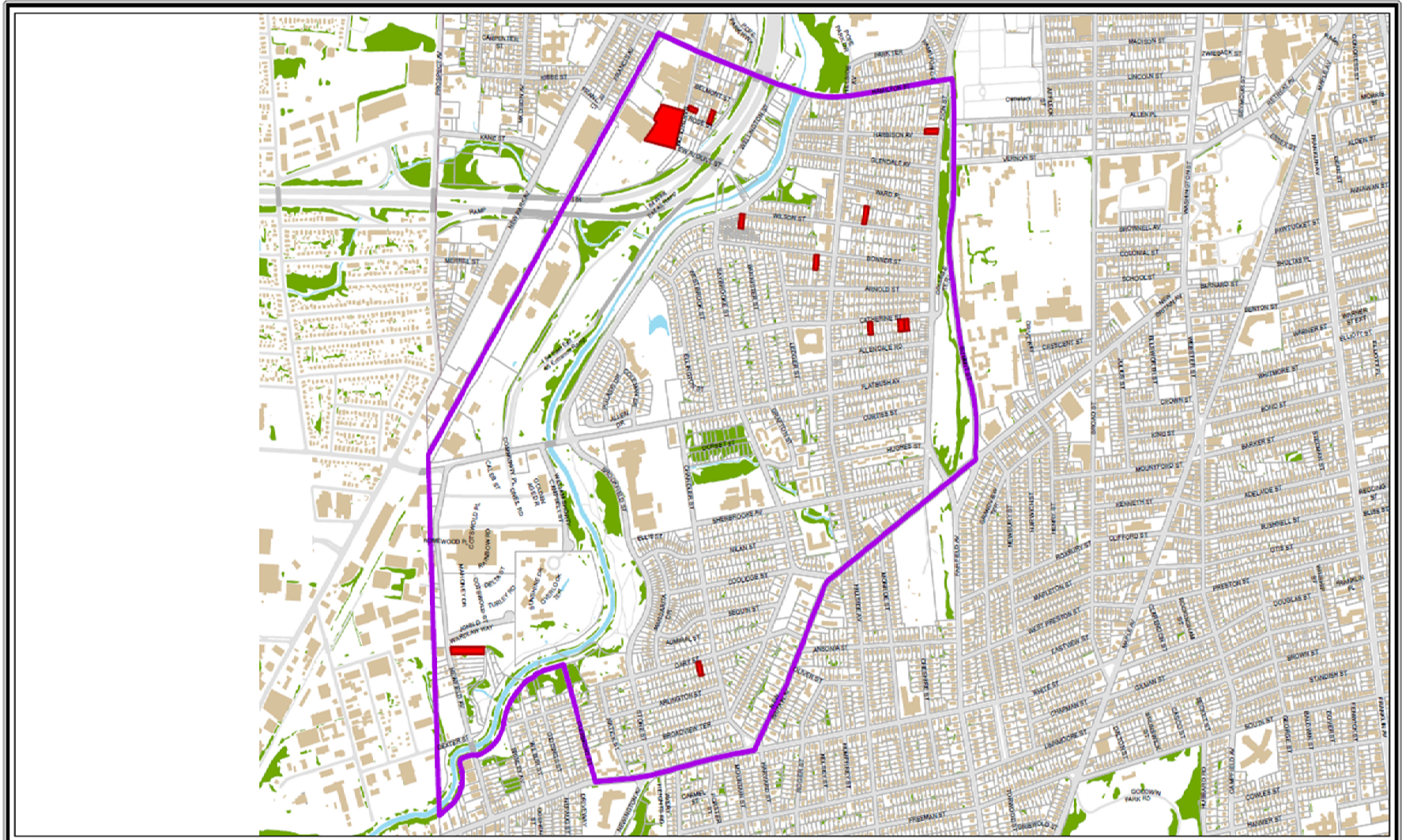
South District: Barry Square Properties

For the Period of December 13, 2014 – March 16, 2015

Property Address		Owner	Year Purchased	Status & Date		Parcel #
10	**MANNZ STREET**	KAREN HEATH-ORR	3/22/2005	PABOL	12/10/2013	251-677-186
INSPECTOR HAS BEEN WORKING WITH THE OWNER FOR A YEAR. THE OWNER STILL DOES NOT HAVE FINANCING TO COMPLETE IMPROVEMENTS.						
107	**BOND STREET**	BARBARA HAMILTON	6/9/2014	PABOL	12/2/2014	251-667-008
107	**GRANDVIEW TERRACE**	ASSOCIATION FEDERAL NATIONAL MORTGAGE	5/13/2014	FINAL LIEN INSPECTION/ FORBEARANCE	March 2015	208-632-033
The owner of this property Fannie Mae A/K/A Federal National Mortgage Assoc. has sold this property to Juan Martinez On January 2, 2015 for the amount of 108,000. Mr. Martinez has entered into a forbearance agreement with the City of Hartford on January 16, 2015 to abate all violations on the property by May 1, 2015.						
111	**GRANDVIEW TERRACE**	REBECCA GONZALEZ	8/17/2005	FINAL LIEN INSPECTION	3/13/2014	208-632-032
-						
129	**BOND STREET**	DANIEL & DONNA ADGER	3/16/1990	PABOL	12/2/2014	251-667-014
14	**ANNAWAN STREET**	WELLS FARGO BANK	11/14/2013	PABOL	4/21/2014	250-562-153
THE OWNER HAS COMPLETED THE ROOF AND CLEANED THE PROPERTY.						
14	**BENTON STREET**	NIDIA PEREZ	11/14/2014	Tax Deferral	3/18/2015	250-580-237
153-155	**STANDISH STREET**	89 PROSPECT STREET LLC	5/22/2014	CIT/ FORBEARANCE AGREEMENT	5/30/2014	254-789-063
16	**WARNER STREET**	GEORGE LEAPHART& HELEN LEAPHART	3/17/2006	Default Judgment	7/15/2013	251-665-121
THE PROPERTY IS SECURED. Lien judgment was secured on 7/15/13 for $136,208 (volume: 6708 page: 53).						
18	**ANNAWAN STREET**	GREGORY FERGUSON	10/20/2003	PABOL	4/21/2014	250-562-152
THE PROPERTY WILL BE GOING TO NOV AS SOON AS THE NEW MAILING ADDRESS IS UPDATED IN THE CITY'S RECORDING SYSTEM.						
1912	**BROAD STREET**	ACHYUT TOPE	10/29/2003	FINAL LIEN INSPECTION	3/17/2014	208-652-227
THE PROPERTY CONTINUES TO BE BROKEN INTO AND OF SAFETY CONCERNS DUE TO TRESPASSING, ILLEGAL ACTIVITIES AND ILLEGAL DUMPING.						
216	**WETHERSFIELD AVENUE**	BRIAN MATHEWS	4/16/2014	PABOL	12/10/2013	273-564-012
INSPECTOR HAS BEEN WORKING WITH MRS. MATHEWS FOR A YEAR. HER CONTRACTOR HAS STARTED THE WORK AND SHOULD BE COMPLETED/ ABATED BY SPRING 2015.						
23	**KENNETH STREET**	EROL WILLIAMS	7/1/2004	In Court/ FINAL LIEN INSPECTION	11/5/2014	230-652-013
THE PROPERTY IS OCCUPIED. Case closed….The file was sent to the state to pursuit judgment in November 2014.						
24	**BOND STREET**	CAPONETTO ENTERPRISES	4/27/2009	PABOL/CONSULTATION	7/9/2014	251-678-218
INSPECTOR WILL MOVE FORWARD WITH NOV.						

Property Address		Owner	Year Purchased	Status & Date		Parcel #
24	**SHULTAS STREET**	ISIDOR SOLIS	3/27/2002	Default Judgment	3/4/2014	250-579-201
THE PROPERTY WAS SOLD TO A NEW OWNER, HAS BEEN REMODELLED AND IS OCCUPIED AFTER THE $28,008 JUDGMENT (Vol:6759 Page:59).						
245	**WETHERSFIELD AVENUE**	MARIA POLANCO	12/20/2007	CIT	9/17/2012	273-579-004
THE HEARING OFFICER PUT A STAY/HOLD ON THEIR DECISION DUE TO FIRE AT THE PROPERTY IN 2014. NO RESPONSE FROM THE OWNER SINCE THEY RECEIVED INSURANCE MONEY.						
28	**BENTON STREET**	DORNELAS HOME IMPORVEMENT LLC	12/4/2012	FINAL LIEN INSPECTION	12/12/2012	250-580-232
THE PROPERTY IS BOARDED AND SECURED.						
28	**JULIUS STREET**	JOCELYN HARRIGAN	10/14/2011	FINAL LIEN INSPECTION	3/13/2014	229-647-021
THE PROPERTY CONTINUES TO BE BROKEN INTO AND OF SAFETY CONCERNS DUE TO TRESPASSING, ILLEGAL ACTIVITIES AND ILLEGAL DUMPING.						
321-323	**WEST PRESTON STREET**	WAYNE FRANCIS	9/12/2013	CIT/ FORBEARANCE AGREEMENT	8/21/2014	231-655-023
35	**BENTON STREET**	LOUIS STERLING	11/2/2006	Default Judgment	7/15/2013	251-676-147
THE PROPERTY HAS BEEN REMODELLED AND IS OCCUPIED AFTER THE $105,508 LIEN (Vol: 6708 Page: 49).						
39	**KENNETH STREET**	JOSE SALAZAR	12/4/2012	FINAL LIEN INSPECTION	11/20/2013	230-652-017
THE PROPERTY HAS BEEN REMODELLED AND IS OCCUPIED AFTER THE FINAL LEIN INSPECTION.						
40	**WEBSTER STREET**	TIFFANY & JANNELL REALTY	12/19/2014	TAX DEFFERAL	1/9/2015	229-656-153
44	**WEBSTER STREET**	MIGUEL FRANCO	6/25/2001	FINAL LIEN INSPECTION	3/13/2014	229-656-152
THE PROPERTY CONTINUES TO BE BROKEN INTO AND OF SAFETY CONCERNS DUE TO TRESPASSING.						
49	**ANNAWAN STREET**	SVL ASSOCIATION LLC	12/29/1998	Default Judgment	7/9/2013	250-579-175
THE OWNER WANTS TO DONATE THE PROPERTY. Lien judgment was secured on 7/9/13 for $129,608 (volume: 6706 page: 246).						
5	**BARNARD STREET**	ALECIA WALTERS	1/8/2007	Default Judgment	7/9/2013	229-576-192
THE PROPERTY IS BOARDED AND SECURED. Lien judgment was secured on 7/9/13 for $113,508 (volume: 6706 page: 25).						
52-54	**ANNAWAN STREET**	JOSEPH RANGASAMMY	8/28/2014	HRP	4/21/2014	276-687-066
APPROVED FOR THE HARTFORD RESTORATION PROJECT. WAITING FOR MORE PROJECT FUNDING TO BEGIN CONSTRUCTION.						
63	**ANNAWAN STREET**	GOLDEN MONKEYS LLC	7/31/2014	FINAL LIEN INSPECTION	1/29/2013	250-579-179
THE PROPERTY HAS NEW OWNER, JEFF LUI OF GOLDEN MONKEY, LLC. REHABILITATION IS OCURRING ON PROPERTY.						
87	**BENTON STREET**	WELLS FARGO BANK	6/18/2013	PABOL/CONSULTATION	7/9/2014	251-665-129
INSPECTOR TALKED WITH THE BANK, IN WHICH THEY HAVE DONE SOME WORK. HOWEVER THE INSPECTOR WILL MOVE FORWARD WITH NOV.						
98	**WHITMORE STREET**	RAMONE MANNING	5/21/2007	Default Judgment	7/15/2013	229-665-206
THE PROPERTY IS BOARDED AND SECURED. Lien judgment was secured on 7/15/13 for $129,508 (volume: 6708 page: 27).						
99	**NEWINGTON AV**	US BANK NATIONAL ASSOCIATION TRUSTEE	11/5/2014	FINAL LIEN / FORBEARANCE Agree.	7/19/2013	143-713-161
This Property was foreclosed on 11/5/14 by US Bank National Association Trustee, and then sold to investment lima 88 LLC for 71,000 0n March 5, 2015. Investment Lima 88 LLC has entered into a forbearance agreement with the city of Hartford on March 18, 2015 to have all violations abated by August 1, 2015.						
53-55	**FAIRMOUNT STREET**	CARMENTA HAWKINS	1/8/2002	HRP		221-236-195
THE HOME IS BEENING ABATED OF BLIGHT CONDITIONS THROUGH THE HARTFORD RESTORATION PROJECT (HRP).						



City of Hartford
Livable & Sustainable Neighborhoods Initiative
Anti-Blight Enforcement Properties
Behind the Rocks Neighborhood

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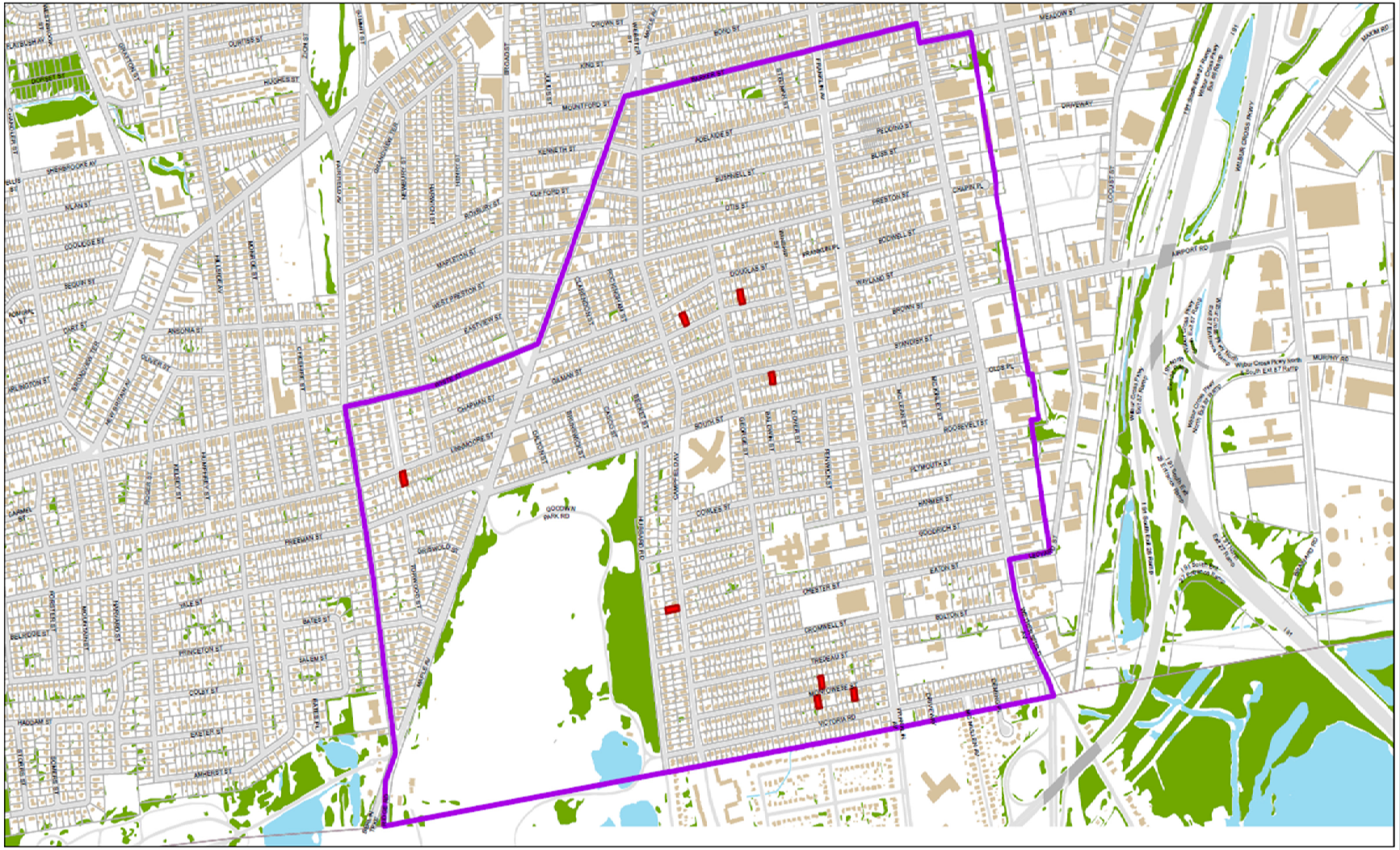
South District: Behind the Rocks Properties

For the Period of December 13, 2014 – March 16, 2015

Property Address		Owner	Year Purchased	Status & Date		Parcel #
103	**BONNER STREET**	NICOLAS ROSADO	9/27/2006	PABOL	12/2/2014	184-509-010
175	**WILSON STREET**	JP MORGAN CHASE BANK	12/17/2013	PABOL/ RE-SURVEY	12/2/2014 (11/24/14)	161-504-076
21	**CATHERINE STREET**	CARRILLO CHARITZA	10/16/2006	PABOL/ RE-SURVEY	12/2/2014 (11/24/14)	185-523-172
27	**CATHERINE STREET**	US BANK NATIONAL ASSOCIATION TRUSTEE	6/2/2010	PROPERTY RE-SURVEY	11/24/2014	185-523-173
ONLY ONE POTENTIAL VIOLATION. NOT ENOUGH VIOLATION TO ENFORCE THE ANTI-BLIGHT CODE.						
385	**ZION STREET**	KAVANAGH FAMILY LLC	12/4/1997	PABOL	7/9/2014	186-516-100
INSPECTOR HAS BEEN TRYING TO WORK WITH THE OWNER.HE HAS THE BUILDING FOR SALE DUE TO TENANTS NOT PAYING RENT. INSPECTOR WILL MOVE FORWARD WITH NOV.						
55	**CATHERINE STREET**	FERNANDEZ ROMER	5/19/2006	PABOL	12/2/2014	185-523-180
Lien judgment was secured on 7/9/13 for $81,608 (volume: 6795 page: 61).						
55	**LINCOLN STREET**	DAVID MARTINEZ	12/14/2006	Default Judgment	3/20/2014	227-543-059
64	**WILSON STREET**	JAMES HALL III	8/21/1979	FINAL LIEN INSPECTION	3/13/2014	184-519-134
OWNER IS ACTIVE AND WORKING ON ABATING VIOLATIONS AFTER THE FINAL LIEN INSPECTION.						
97-99	**LINCOLN STREET**	DANIEL ALVARADO	8/22/2013	Default Judgment	7/9/2013	205-531-077
Lien judgment was secured on 7/9/13 for $12,976 (volume: 6706 page: 51).						
99	**DART STREET**	CHARLIE WILLIAMS	1/2/1981	PABOL	12/2/2014	164-597-056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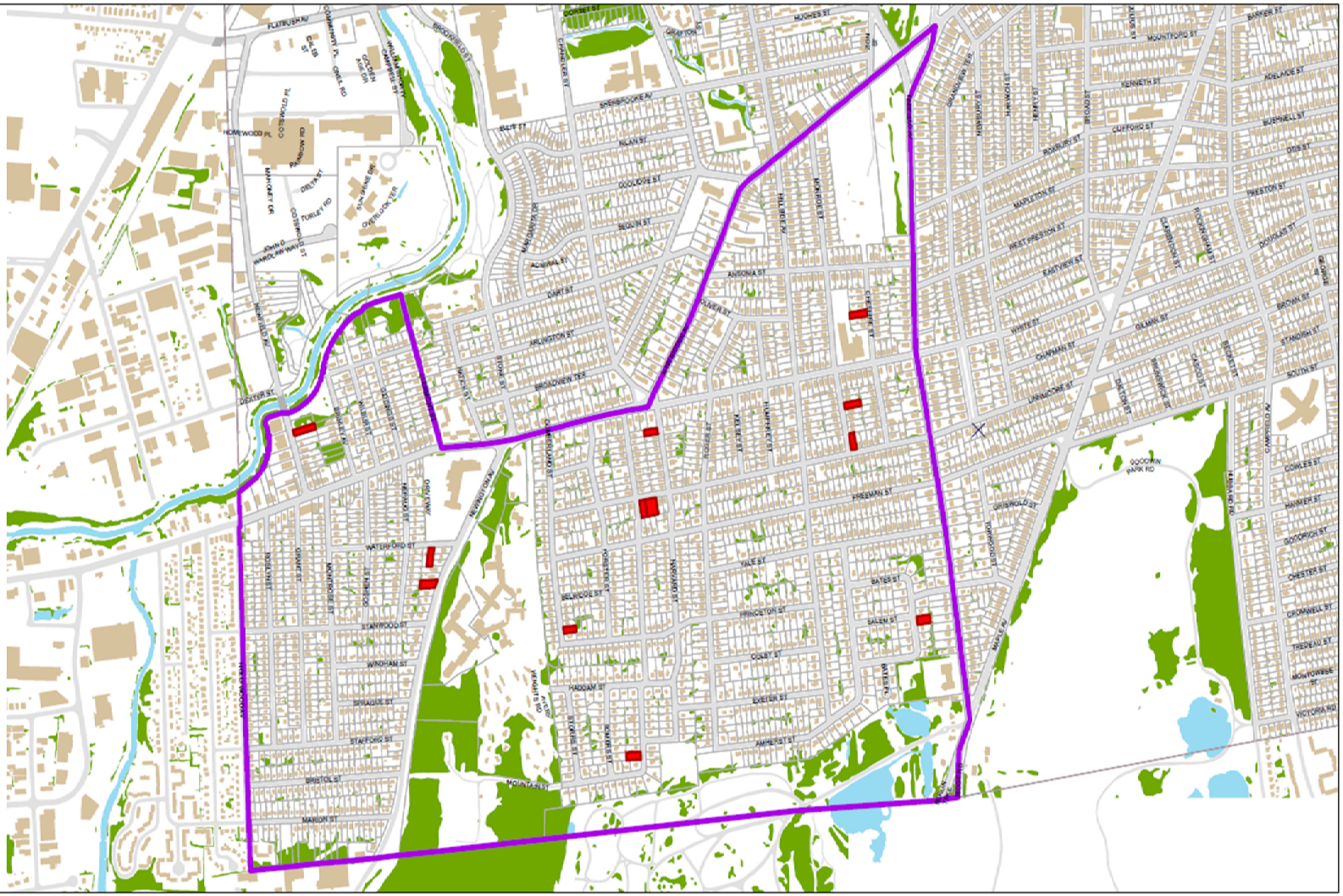
South District: South End Properties

For the Period of December 13, 2014 – March 16, 2015

Property Address		Owner	Year Purchased	Status & Date		Parcel #
25	**MONTOWESE STREET**	ROSA HUDLEY GOINS	1/11/2005	FINAL LIEN INSPECTION	3/20/2013	255-799-117
34	**GILMAN STREET**	IRENE BOUTIN & PHILIPPE BOUTIN	9/4/1986	FINAL LIEN INSPECTION	7/19/2013	253-786-107
50	**MONTOWESE STREET**	CYNTHIA GREATHOUSE	8/4/1997	FINAL LIEN INSPECTION	7/19/2013	255-798-128
53	**MONTOWESE STREET**	GERALDINE DEFELICE	4/24/1990	FINAL LIEN INSPECTION	7/11/2013	256-799-038
80	**GILMAN STREET**	AHMAD ELLIOTT	7/31/1998	CIT/ FORBEARANCE AGREEMENT	8/13/2014	231-773-248
FORBEARANCE AGREEMENT HAS EXPIRED WITH NO COMPLIANCE. THE FILE IS BEING REVIEWED BY LEGAL.						



City of Hartford
Livable & Sustainable Neighborhoods Initiative
Anti-Blight Enforcement Properties
South West Neighborhood

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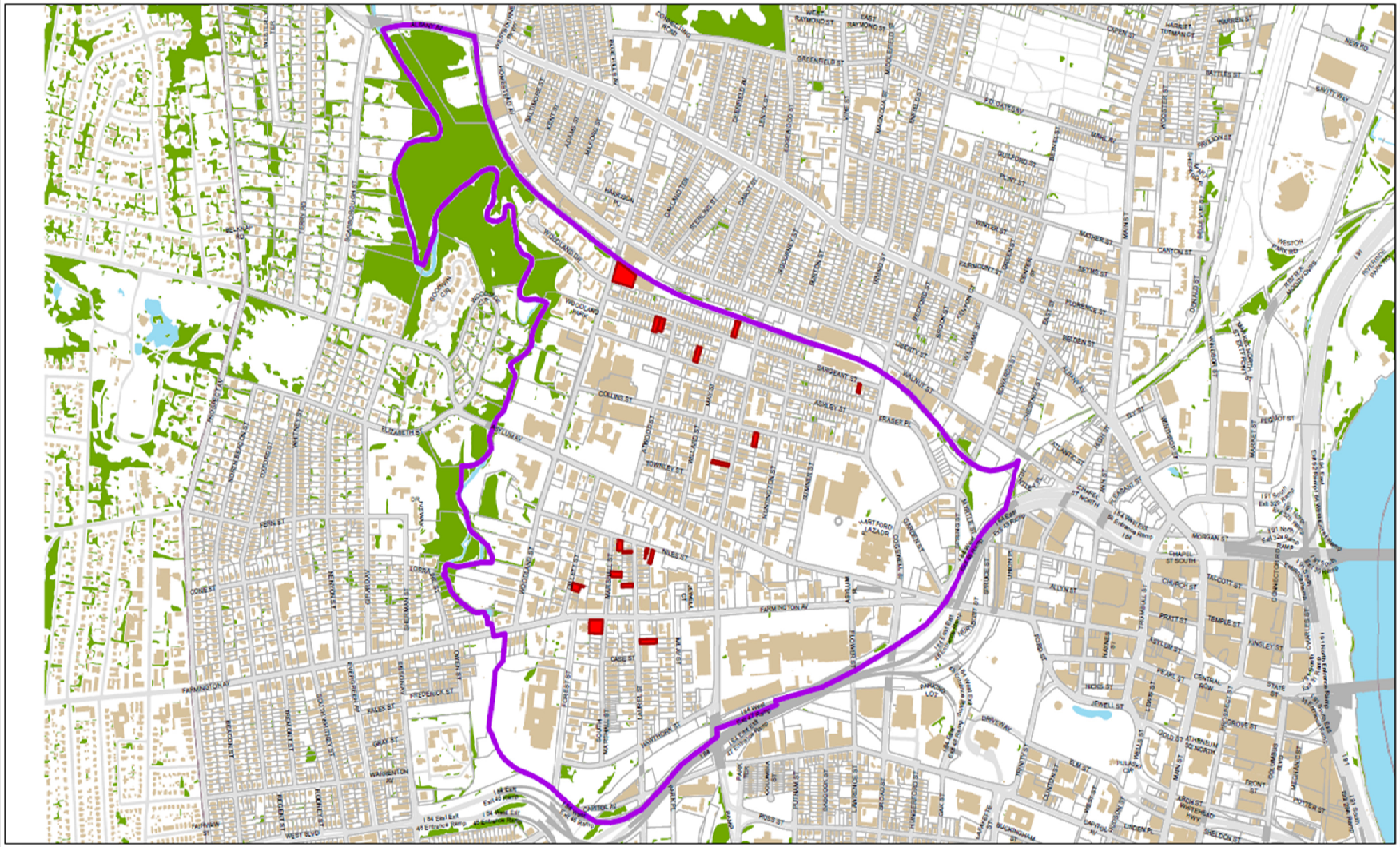
South District: Southwest Properties

For the Period of December 13, 2014 – March 16, 2015

Property Address		Owner	Year Purchased	Status & Date		Parcel #
132	**CUMBERLAND STREET**	DAVID & GALE NICHOLSON	9/15/1994	HRP	4/21/2014	166-719-051
THE PROPERTY HAS BEEN APPROVED FOR THE HARTFORD RESTORATION PROJECT. WAITING FOR MORE PROJECT FUNDING TO BEGIN CONSTRUCTION.						
135	**CHESHIRE STREET**	DANIEL BENDZINSKI	6/15/1988	LIEN JUDGMENT	7/17/2014	187-628-136
LIEN JUDGMENT ON LAND RECORD.						
146	**NEWFIELD AVENUE**	ANTONIO & ROSA PINO	3/8/2001	PROPERTY RE-SURVEY	11/24/2014	118-588-012
PROPERTY HAS POTENTIAL VIOLATIONS.						
16	**HARVARD STREET**	ANTONIO MENDEZ	10/1/1998	NOV	12/8/2014	165-725-080
174	**LINNMOORE STREET**	PATRICIA COUGHLIN	9/30/1987	NOV	6/3/2014	188-744-198
19	**WATERFORD STREET**	MILES BOUTILIER & LINDA BOUTILIER	11/18/1988	FORBEARANCE AGREEMENT	2/20/2014	143-713-167
218	**MONROE STREET**	YOLANDA BAEZ	9/13/1999	NOV	6/3/2014	188-744-193
224	**MOUNTAIN STREET**	HILDA NEGRON	12/8/2009	HRP	4/21/2014	167-724-055
THE HARTFORD RESTORATION PROJECT APPLICATION WAS MAILED TO THE OWNER DUE TO MEETING THE PROJECT'S QUALIFICATIONS.						
321	**LINNMOORE STREET**	DIANE LACKNER	7/2/2013	NOV	12/8/2014	166-726-177
323	**LINNMOORE STREET**	ANDREA DUZAK-FORESTIER	6/2/2005	NOV	12/8/2014	166-726-178
40	**NEWFIELD AVENUE**	LINDA BOULEY	4/26/1991	PABOL	12/2/2014	119-588-021
58	**BATES STREET**	BARBARA GALLO	9/13/2004	PABOL	7/9/2014	211-714-007
INSPECTOR HAS BEEN WORKING WITH THE OWNER; SHE IS BACK TO WORK AFTER BEING OUT OF WORK FOR A YEAR. THE OWNER IS MAKING SLOW PROGRESS.						
79	**LINNMOORE STREET**	GLORIA ENSIGN	10/8/1997	NOV/ HRP	12/8/2014	210-754-097
THE PROPERTY HAS BEEN APPROVED FOR THE HARTFORD RESTORATION PROJECT. WAITING FOR MORE PROJECT FUNDING TO BEGIN CONSTRUCTION.						



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Anti-Blight Enforcement Properties
Asylum Hilll Neighborhood

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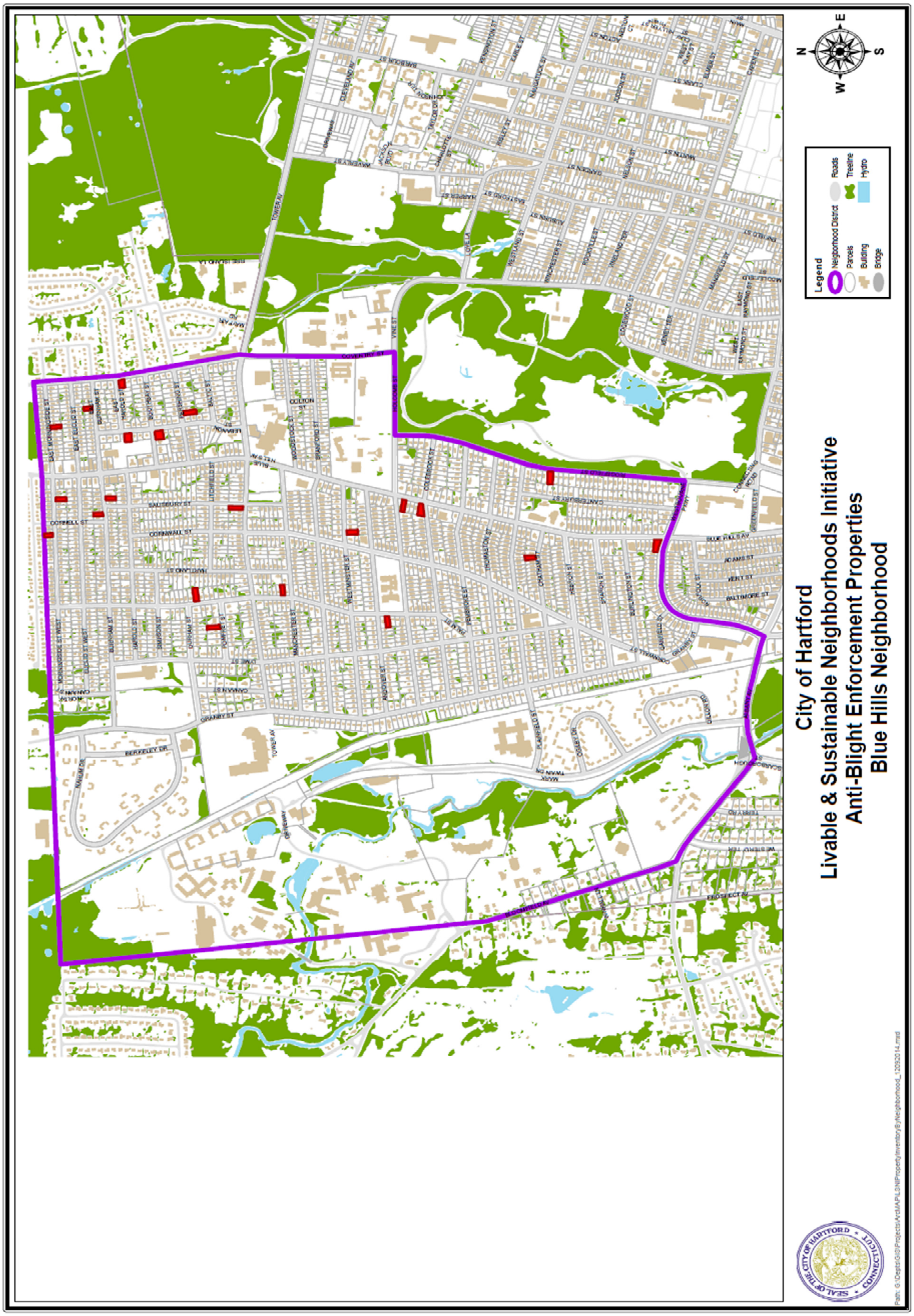
West District: Asylum Hill Properties

For the Period of December 13, 2014 – March 16, 2015

Property Address		Owner	Year Purchased	Status & Date		Parcel #
158	**Woodland Street**	Woodland Lofts Inc.	2007	PABOL	11/18/2014	177-251-002
Property has been secured and will consult after snow melt. Back taxes due to the City.						
16	**Marshall Street**	Keisha Palmer & Gloria Prince	2014	NOV/ HRP	5/31/2012	179-319-030
New owner after previous owner had an ABO appeal hearing. The house is being abated of blight conditions through the Hartford Restoration Project (HRP), 90% completed.						
172	**Ashley Street**	Jose C Figueroa	2014	Monitor- Completed	2014	177-255-079
Fire damaged property was a neighborhood concern, completed renovation.						
176	**Sargeant Street**	William Jordan	1998	HRP	2014	199-251-006
The house is being abated of blight conditions through the Hartford Restoration Project (HRP).						
187	**Sigourney St.**	Samuel Allen	2004	Final Lien Inspection	11/19/2014	178-261-409
No contact with listed owner. Some yard maintenance done periodically. Case closed….Sent to corporation counsel in pursuit of a lien judgment. Owner filed for bankruptcy						
211	**Collins Street**	Mervin Mathurin	2014	NOV (non-ABO)	2014	200-264-033
Work was constructed without permits. A building NOV issued and the owner was contacted resulting in applied permits within 48 hrs.						
215	**Sigourney St.**	City of Hartford	1/9/2015	Tax Deed Sale		200-260-002
23	**Sargeant Street**	Walter Hutton	2014	Default Judgment	7/11/2013	200-266-195
Lien judgment was secured on 7/11/13 for $57,908 (volume: 6707 page: 145). The previous owners was Walter Hutton and his ex-wife.						
267	**Sargeant Street**	Cameron Oswald	2014	Abated	9/10/2013	177-252-021
New owner has an forbearance agreement with City.						
271	**Sargeant Street**	The Bank of New York Mellon	2014	Survey/ Monitor	2014	177-252-022
Recently vacated, the owner and maintenance company have been contacted to ensure the property will remain secured. Being monitored by the inspector.						
28	**Gillett Street**	Christine McEachron	2004	Final Lien Inspection	7/27/2013	156-318-443
Case closed….Sent to corporation counsel in pursuit of a lien judgment.						
282	**Laurel Street**	YAGS Properties, LLC	2005	PABOL	7/9/2014	179-411-097
Consult with inspector, owner securing financing and work to start in spring. Will maintain and keep secured prior to renovation.						
285	**Farmington Av**	City of Hartford	1/9/2015	Tax Deed Sale		179-406-044
293	**Farmington Avenue**	Farmington Hari, LLC	2009	PABOL	7/9/2014	179-404-015
Contact made by owner, met on site and given maintenance contact. Owner encouraged to make repairs /maintain, if not then NOVs will be issued at thaw.						
335	**Laurel Street**	Cathy Nguyen	2014	Survey	2014	179-319-049
Property was sold at a tax deed sale and then resold to the current owner.						
373	**Laurel Street**	Wells Fargo Bank	2013	PABOL/ Consultation	7/9/2014	179-319-059
Work in progress to abate current blight violations.						

Property Address		Owner	Year Purchased	Status & Date		Parcel #
43	**Niles Street**	John Browdy	2006	Final Lien Inspection/ Monitor	11/13/2014	179-320-262
Continue to monitor and inspect after the City's LSNI Crew cleaned the property of debris. Case closed….Sent to corporation counsel in pursuit of a lien judgment.						
47	**Niles Street**	Sallie Toussaint	2002	HRP	6/3/2014	179-320-264
The house is being abated of blight conditions through the Hartford Restoration Project (HRP).						
63	**Niles Street**	Marlene V. Gordan-James	2002	Closed Case	10/22/2014	179-319-062
LSNI Team decision to close case after the results of a Corporation Council requested inspection, no blight violations exist.						


City of Hartford
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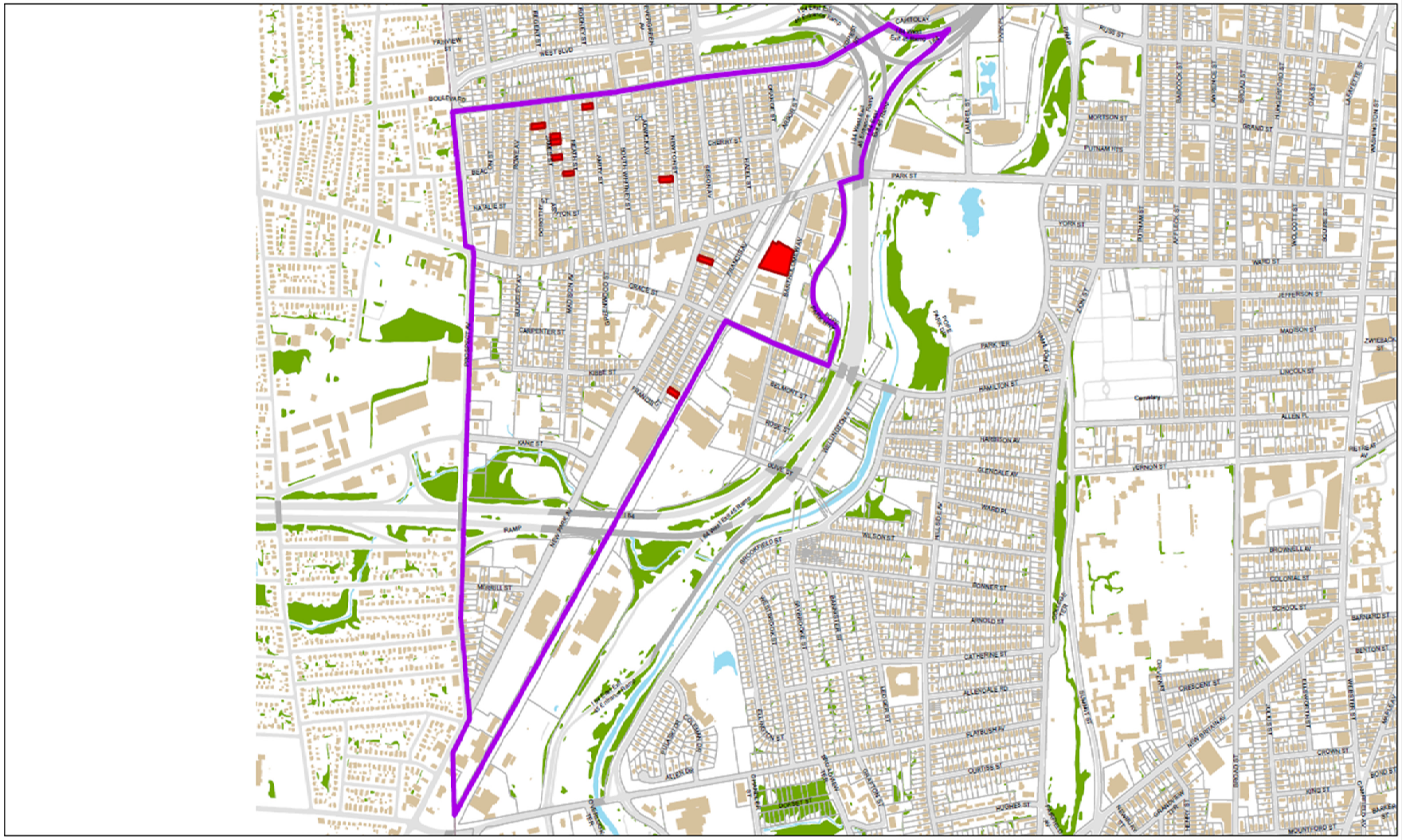
West District: Blue Hills Properties

For the Period of December 13, 2014 – March 16, 2015

Property Address		Owner	Year Purchased	Status & Date		Parcel #
107	**Lebanon Street**	Jean Gloria Carson	1986	NOV	12/1/2014	170-028-206
Unable to make contact with owner, will move forward with NOV.						
180	**Palm Street**	Kevin & Esther Purcell	2000	PABOL/ HRP	2014	148-045-180
The house is being abated of blight violations through the Hartford Restoration Project (HRP).						
153	**Westbourne Parkway**	Diane Palmer	2013	PABOL	12/10/2013	174-182-016
Active permits on record and the owner is finishing construction work.						
189	**Ridgefield Street**	Charmaine Davis	2006	PABOL/ HRP	5/2/2014	173-152-105
Under construction, the house is being abated of blight conditions through the Hartford Restoration Project (HRP).						
21	**W Morningside Street**	Clarice Bell	1983	Survey/ PABOL	11/18/2014	169-011-080
Observed potential anti blight violations by visual observation, currently listed for sale.						
23	**Burnham Street**	Cyril Bolton	2014	Abated/ Final Lien Inspection	2/20/2014	170-024-165
Agreement was entered with new owner and renovation completed.						
24	**Pomfret Street**	Brett Harris	1983	Survey	10/22/2014	147-035-028
Survey conducted and no blight violations present.						
26	**Chatham Street**	Luther McBride	1980	Abated/ Final Lien Inspection	2/20/2014	173-145-023
The owner entered a forbearance agreement with the City and complied abating the outstanding violations.						
262	**Palm Street**	Kenneth Hester	1977	PABOL	11/18/2014	147-022-122
Property has been through process and is restarting. During that time some work was started then stopped, no contact with the owner. LSNI has secured/monitored the property previously.						
363	**Blue Hills Avenue**	US Bank National Association Trustee	2014	New owner met with inspector	1/1/2015	172-096-060
Prospective new owner met with inspector to agree on timeframe to abate blight, enter agreement with City.						
375	**Blue Hills Avenue**	George Sutherland	2013	NOV	8/6/2014	172-096-064
Owner made contact with PABOL letter but work has not started. Owner contacted after the NOV and just received loan. Work in progress.						
38	**Burnham Street**	Milton Wiggins & Donald Wiggins	1998	In Court/ Final Lien Inspection	11/5/2014	169-014-047
The file was sent to the state to pursuit judgment in November 2014 however the file was sent back to the City for revisions.						
47	**Westminster Street**	Gregory S Jones	1997	PABOL	11/18/2014	172-094-112
47-49	**E Morningside Street**	Ian Cato	1998	HRP	2014	169-012-108
The house was abated of blight conditions through the Hartford Restoration Project (HRP).						

Property Address		Owner	Year Purchased	Status & Date		Parcel #
49	**Pershing Street**	Elsaida Carr	2013	Final Lien Inspection	3/8/2013	192-041-042
Property went through process then was sold to current owner. The property has active permits and some work is being completed slowly.						
56-58	**W Morningside Street**	Naddia Cohen	2014	HRP	2014	169-007-043
Property was sold at tax deed sale purchased by the current owner. Under construction, the house is being abated of blight conditions through the Hartford Restoration Project (HRP).						
64	**E Burnham Street**	Evelyn Hunt	2002	Abated/ HRP	10/20/2014	191-015-013
Under construction, the house is being abated of blight conditions through the Hartford Restoration Project (HRP), 100% complete.						
69	**Heath Street**	Essue Hewan	2013	PABOL	11/18/2014	136-377-076
756	**Tower Avenue**	REOCO LLC	2014	PABOL	11/18/2014	171-038-110
79	**Lebanon Street**	Leslie Smith	1995	Final Lien Inspection	11/18/2013	170-029-200
Case closed….Sent to corporation counsel in pursuit of a lien judgment.						
81	**Palm Street**	James Headen	1971	PABOL/ Consultation	7/9/2014	149-085-109
Consultation with the owner, 90% abated.						
85	**E Harold Street**	Mary Glass	2004	NOV (non-ABO)	11/20/2014	192-031-074
Reported of construction work without permits. NOV was given and all permits were applied for by the next day.						



City of Hartford
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Parkville Neighborhood

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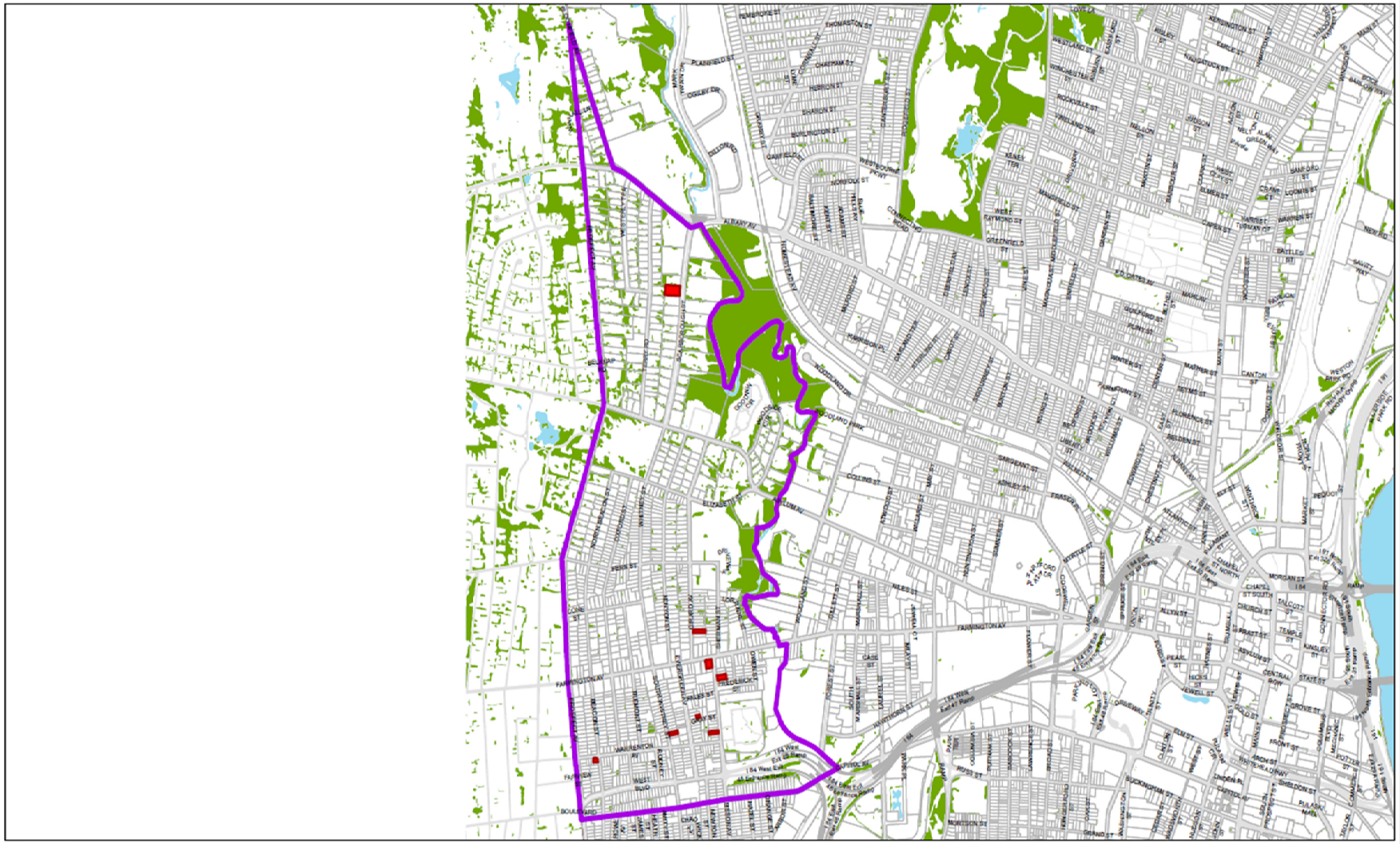
West District: Parkville Properties

For the Period of December 13, 2014 – March 16, 2015

Property Address		Owner	Year Purchased	Status & Date		Parcel #
154	***Francis Avenue***	*Mirtha Castaneda Diaz*	*7/24/2013*	Final Lien Inspection	*3/28/2014*	*137-482-133*
The previous owner, Connecticut Tax Liens 1 LLC represented by Michael Reiner foreclosed on the current owner and then transferred the property back to them.						
160	**Bartholomew Avenue**	*City of Hartford*	*1/9/2015*	Abated/ Tax Deed Sale		*160-489-014*
City demo the building in March 2015 due to the roof caving in.						
169	**Bartholomew Avenue**	Partners for Hartford Renaissance LLC et al	2004	Default Judgment	7/9/2013	160-482-001
Owner requested and had an appeal hearing. Work to abate violations was in progress when halted by CT DEEP due to environmental concerns. Lien judgment was secured on 7/9/13 for $25,458 (volume: 6706 page: 29)						
26	**New Park Avenue**	*Rui Silva*	*2007*	In Court/ Final Lien Inspection	*11/5/2014*	*136-480-240*
Case closed….The file was sent to the state to pursuit judgment in November 2014.						
33	**Newton Street**	*Eliomar Vieira*	*2004*	Final Lien Inspection	*7/27/2013*	*136-392-208*
Case closed….Sent to corporation counsel in pursuit of a lien judgment.						
34	**Rose Street**	Wells Fargo Bank	2013	PABOL/ Consultation	7/9/14	160-489-019
Consultation with owner.						
35	**Hazel St**	Sonya Smith	1999	Citation	10/1/2014	159-399-037
45	**Bartholomew Avenue**	Hands on Hartford Inc.	2013	PABOL/ Consultation	7/9/14	159-485-060
Consultation with owner.						
54	**James Street**	US Bank National Association Trust	2012	Survey	2014	136-377-059
Property appears to be vacant and potential anti-blight violations exist.						
66-68	**James Street**	Federal National Mortgage Association	2014	Survey	2014	135-377-013
Property appears to be vacant and potential anti-blight violations exist.						
72	**James Street**	Nhat Truong	2009	Final Lien Inspection	7/30/2013	135-377-012
After being in the anti-blight process in property renovations started. Violation and Citation Letters were unclaimed however the owner able to be reached after lien judgment was letter sent.						
83	**James Street**	Evair Soares	2003	PABOL	11/18/2014	135-374-004
Reported as unsecure, inspection confirms property to be vacant and unsecure. Inspector was able to close/lock door on 11/13/14.						
99	**Amity Street**	Jorge Ortiz	2011	PABOL	11/18/2014	135-381-049
Bank has a contractor doing some repairs and the inspector met the contractor on-site to notify them of the violations that exist. Re-entered after a Final Lien Inspection on 6/18/13.						



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West District: West End Properties

For the Period of December 13, 2014 – March 16, 2015

Property Address		Owner	Year Purchased	Status & Date		Parcel #
137	**Beacon Street**	Kelley Bey Kirkley	1994	NOV	10/24/2014	112-366-040
Mailed letters were sent back as unclaimed thus inspector posted NOV on the property 10/24/14.						
165	**Scarborough Street**	165 Scarborough Street Land Trust	2007	Survey/ Monitor	10/24/2014	130-180-032
Responded to a concerned neighbor regarding the vacant property. The property is vacant but maintained with no other blight violations.						
181	**Sisson Avenue**	Paul Stowell and Robert Stowell Jr.	2001	Default Judgment	3/20/2014	134-389-153
Lien judgment was secured on 3/20/2014 for $108,508 (volume: 6795 page: 63). Although no change in ownership recorded there has been contact made by maintenance company that has done some repairs.						
2	**Regent St**	Milka Cruz	1999	CIT/ Appeal Hearing	4/30/2012	135-376-096
Hearing officer recommended owner for City programs to help due to evidence of hardships. An uncompleted Hartford Restoration Project application was sent to the Housing Division early 2014. No contact with the owner after the initial application was given.						
248	**Sisson Avenue**	Carmen Stevens	2002	PABOL/ Consultation	12/10/2013	134-394-203
Consultation with owner who is trying to secure funds to make improvements. Foreclosure is possible the owner was allowed time to get mortgage up to date.						
26	**Gray Street**	Patrick Candillo and Sylvia Reid	2006	Default Judgment	7/9/2013	134-388-161
Lien judgment was secured on 7/9/13 for $38,608 (volume: 6706 page: 87). Dispute over judgment with legal.						
34	**Girard Avenue**	Rodney Bull	2014	HRP	2013	133-313-110
The house was approved for the Hartford Restoration Project (HRP) while in probate over ownership rights. Additional loan funding from the City's Health Dept., City's Housing Division, Historic Preservation Tax Credits and Hartford Community Loan Fund.						
479	**Farmington Avenue**	Colonial Arms, LLC	2002	PABOL/ Consultation	7/9/2014	134-387-194
Consultation however the inspection will be issuing NOV. The owner was supposed to be in the City's facade program but no improvements made to date.						

Definitions

Summary of Properties – all properties being addressed by LSNI are outlined in the following sections:

- **Blight Prevention Consultation Inspection (Consultation) –** The LSNI Blight Inspectors offer courtesy blight prevention consultations to residents of the City of Hartford. Residents do not have to be in the ABO process or have received a Preliminary Anti-Blight Ordinance letter to request a consultation.

- **Properties Receiving Preliminary Notice Letters (PABOL)** – properties for which a letter was sent to property owners when at least two potential violations of the City's Anti-Blight Ordinance (ABO) are believed to exist. Property owners receiving a Preliminary Anti-Blight Ordinance Letter (PABOL) have 30 days to contact City staff and schedule a meeting to discuss the condition of the property, and demonstrate the intent of improvement.

- **Properties Receiving Notice of Violations (NOV)** – properties for which the property had at least two potential violations, received the PABOL, and have demonstrated insufficient effort or progress to remediate, confirmed by a City inspector. The NOV requires compliance within 30 days of receipt of notice, failure by the property owner to remediate violations result in the accrual of fines.

- **Properties Receiving Notice of Citations (CIT)** – properties for which for any violation that a property owner has not remediated within 30 days of the Notice of Violation (NOV). The citation includes a description of the specific violation, an explanation of how to remediate the violation, instructions on the right to appeal, and dollar amount of fine(s) which will accrue on a per day per violation basis, $100 per day per violation.

- **Final Lien Inspection Properties**– properties are in the process of being closed out of an open case in order to move towards legal action.

- **Default Lien Judgment**– the City has secured a monetary state default judgment and filed the lien on the land records.

- **Abated Properties**– All blight violations have been remediated. The property is currently in compliance with, and is no longer subject of any enforcement actions through the Anti-Blight Ordinance.

- **Acquired Properties by the City of Hartford (Acquired) –** properties that have entered the ABO process and due to non-compliance the City of Hartford used its authority to obtain the properties (through foreclosures or other means).

- **Tax Deferral Program** – a property was approved for the tax deferral program through the Assessor's Office. The owner will have their property taxes deferred for… years after remediating all the blight conditions on the property.

- **Hartford Restoration Project (HRP)** – The property was approved for the tax deferral program through the Assessor's Office. The owner will have their property taxes deferred for… years after remediating all the blight conditions on the property.

The following acronyms for some of the agencies and terms used in this report:

Case Closed- a property is no longer in the Anti-Blight Process because the final lien inspection was conducted by an inspector and the file was sent to Corporation Council to pursuit of a state lien judgment.
Forbearance Agreement- an agreement with the new buyer/owner of a blighted property
Re-Entry- A property re-entered the ABO process due to change in ownership or foreclosure

Anti-Blight Ordinance Violation Conditions

Chapter 9, Article V of the City of Hartford's Municipal Code

Blighted premises **means any building, structure, vacant lot or grounds, whether vacant or occupied, in which the Director of Licenses and Inspections, or the Fire Marshal, or the Director of Health and Human Services, or the Chief of Police have verified that at least two (2) of the following conditions exist:**

(1) Exterior windows or doors are broken or missing or are not secured and painted in accordance with subsection 9-98(a) of this article;

(2) Exterior walls, roofs, stairs, porches, floors or chimneys are damaged, collapsing or deteriorating or permit the interior of the building to be open to the weather;

(3) Foundation walls are damaged, collapsing, crumbling or contain open cracks or breaks;

(4) Interior walls, stairs, porches, floors, ceilings, support pillars or beams are damaged, collapsing or deteriorating;

(5) Exterior additions, including, but not limited to, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts, are damaged, collapsing or deteriorating;

(6) Fences are broken, deteriorating to the point of decay, are in otherwise dilapidated condition, or are damaged to the extent that they allow access to the property;

(7) Other conditions exist that reflect a level of maintenance which is not in keeping with community standards, including, but not limited to, graffiti that is clearly visible from the street;

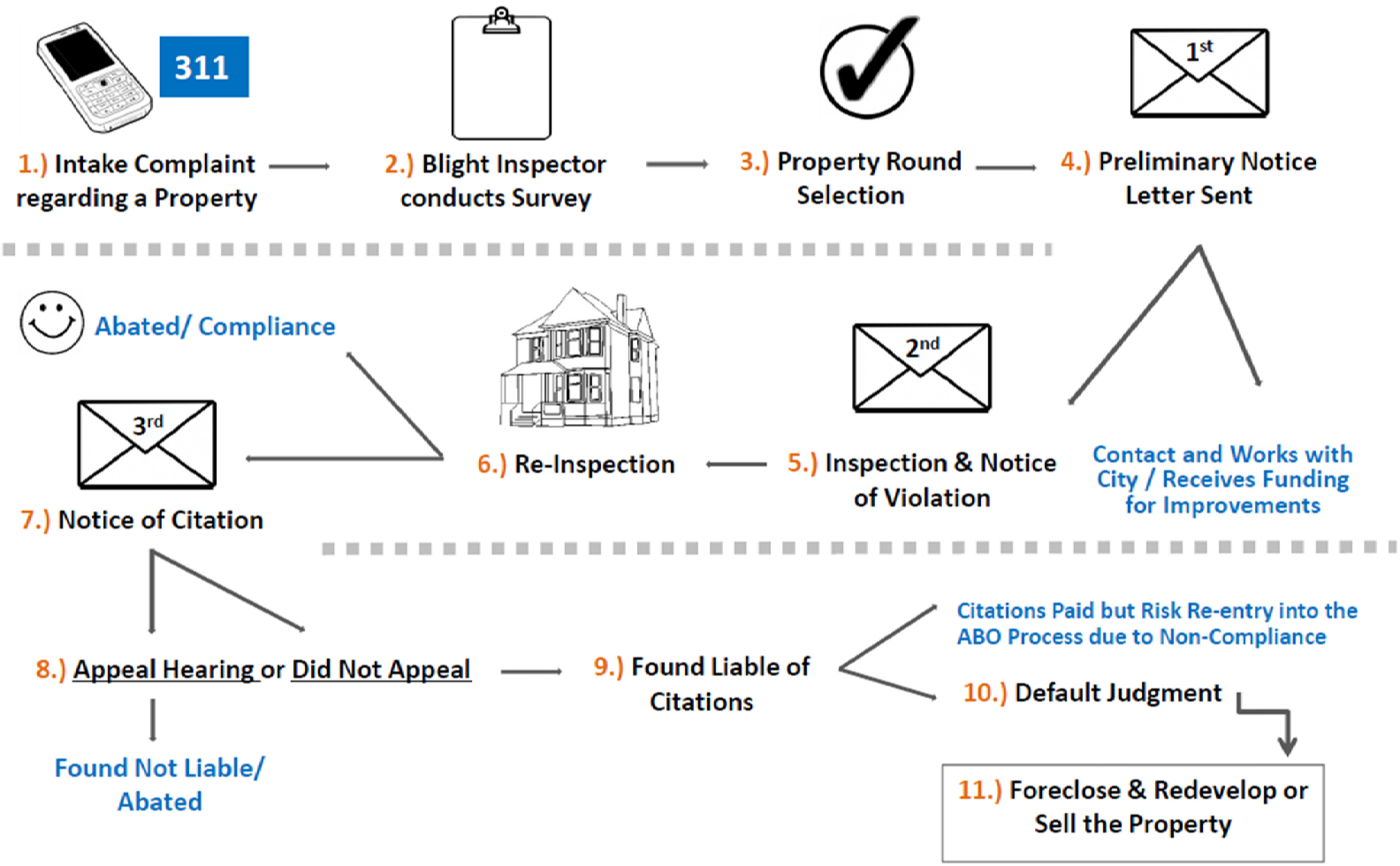
(8) The premises are attracting illegal activity as evidenced by multiple felony or misdemeanor arrests on the premises; multiple felony or misdemeanor warrants issued or served to a person residing in the premises;

(9) The property is a fire hazard;

(10) The property is a factor creating a substantial and unreasonable interference with the reasonable and lawful use and enjoyment of other space within the building or premises or within the neighborhood as documented and reported to the Director of Licenses and Inspections by neighborhood complaints;

(11) The property is a menace to the public health, safety, or welfare in its present condition because of rat infestation, overgrown vegetation, trash and garbage, abandoned cars, improper grading, or other factors;

(12) Extended vacancy of a dwelling, multiple dwelling or mixed commercial use property.

Overview of the Anti-Blight Ordinance Enforcement

(15-18 Month Process)