



Legislation Details (With Text)

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Title: Resolution Authorizing the Conveyance of Surplus Foreclosure Property Located at 410 Beech Street

Sponsors:

Indexes:

Code sections:

Attachments: 1. Sitemap 1358 (City Property Sale 410 Beech St).pdf, 2. Vicinity 1358 (City Property Sale 410 Beech St).pdf, 3. Sec. of State American.pdf, 4. 16-0944 Resolution.pdf

| Date | Ver. | Action By | Action | Result |
|-----------|------|--------------|--------|--------|
| 1/17/2017 | 1 | City Council | adopt | Pass |

Resolution Authorizing the Conveyance of Surplus Foreclosure Property Located at 410 Beech Street

Department: Engineering & Inspections
Council District: 2

Public Hearing: N//A
Advertising Date/By: N/A

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Contact 2 and Phone: Ted Kallam: 373-2302

PURPOSE:

The Property Management Section of the Engineering and Inspections Department is in the process of selling surplus land consisting of a residential lot located at 410 Beech Street, parcel #0002527. It has been determined that there is no municipal need for the property. City Council approval is requested to proceed with the sale of the property to the highest bidder.

BACKGROUND:

Property Management has advertised this property since November 1, 2016. The highest bid from American Property Services, Company was accepted in accordance with Section 4:122 of the City Code of Ordinances, "Sale of real property by advertisement for bid". The property was recently valued by Lynn B. Ritchy, an independent appraiser, at \$6,000. The highest and final bid of \$5,400 was accepted and advertised in the News & Record with a 10 day upset period. This upset period has expired with no further bids.

The property was acquired by a commissioner's deed through the foreclosure process. It has been determined that there is no municipal need for the property. The total area of the lot is 5,663 Sq. Ft. (0.13 acre). The property is zoned R-5, Single-family Residential.

The accepted sales price surpasses the Department's policy requiring that sales price be at least 90% of the

appraised value of properties.

BUDGET IMPACT:

The proceeds from the sale of this property will be credited to the Foreclosure Accounts Receivable Account #101-0000-00.0400 of the General Fund. Once all costs related to advertising, property transfer fees, and maintenance are paid, any net remaining amount will be recorded as revenue from the sale of the property.

RECOMMENDATION / ACTION REQUESTED:

The Property Management Section of the Engineering and Inspections Department recommends that City Council approve and authorize the sale of surplus property located at 410 Beech Street.