



Legislation Details (With Text)

File #: ID 17-0654 **Version:** 1 **Name:**
Type: Resolution **Status:** Passed
File created: 9/25/2017 **In control:** City Council
On agenda: 10/17/2017 **Final action:** 10/17/2017
Title: Resolution Authorizing the Sale of Surplus Foreclosure Property Located at 3202 Immanuel Road to Steve Capps

Sponsors:

Indexes:

Code sections:

Attachments: 1. Sitemap 1410 (3202 Immanuel Rd).pdf, 2. Vicinity 1410 (3202 Immanuel Rd).pdf, 3. 17-0654 Resolution 17-0654 3202 Immanuel Road .pdf

Date	Ver.	Action By	Action	Result
10/17/2017	1	City Council	adopt	Pass

Resolution Authorizing the Sale of Surplus Foreclosure Property Located at 3202 Immanuel Road to Steve Capps

Department: Engineering & Inspections
Council District: 4

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 property consisting of a residential lot located at 3202 Immanuel Road, parcel #0018329. 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 June 7, 2017. The highest bid from Steve Capps 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 Ritchy, an independent appraiser, at \$18,000. The highest and final bid of \$28,989 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 non-warranty 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 18,295 Sq. Ft. (0.42 acre). The property is zoned R-5, Residential Single-family 5.

The accepted sales price surpasses the Department's policy requiring that the 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 at 3202 Immanuel Road.