

107431

NOTICE

This document has been reproduced
from the best copy available.

Although it is recognized that
certain portions are illegible,
It is being released in the interest
of making available as much
information as possible.

DOCUMENT RESUME

07431 - [C2787908] (Restricted)

[Inventory of HUD Houses in Indianapolis, Indiana]. December 9, 1977. 2 pp. + enclosure (4 pp.).

Report to Choice Edwards, Director, Department of Housing and Urban Development: Indianapolis Area Office, IN; by Robert W. Hanlon, Regional Manager, Field Operations Div.: Regional Office (Cincinnati).

Contact: Field Operations Div.: Regional Office (Cincinnati).

A comparison of the Department of Housing and Urban Development's (HUD's) inventory of acquired houses at the Indianapolis area office with those recorded in HUD's name at the Marion County Courthouse showed that HUD was the owner on record of 122 properties not included in its inventory. Some of these properties were shown as being transferred to HUD as early as 1973 and 1974. Analysis of the 122 properties showed that 27 properties had never been included in HUD's inventory, and 95 were shown on HUD records as having been sold. Reconciliation of HUD inventory records with courthouse records should include an analysis to determine if HUD has title to the 27 properties for which there is no record of ownership. If the properties belong to HUD, they should be included in its inventory; if not, HUD should ask the county to correct its records. It should also be determined if HUD sold the 95 properties and either have HUD removed as owner of record or place the properties back in inventory. (RRS)



7908

UNITED STATES GENERAL ACCOUNTING OFFICE
REGIONAL OFFICE
8112 FEDERAL OFFICE BUILDING
FIFTH AND MAIN STREETS
CINCINNATI, OHIO 45202

HUD-78-7

12/9/77

Mr. Choice Edwards, Director
U.S. Department of Housing
and Urban Development
Indianapolis Area Office
151 North Delaware
Indianapolis, IN 46204

Dear Mr. Edwards:

The General Accounting Office is examining the processes Department of Housing and Urban Development (HUD) follows in acquiring, preserving, and disposing of single family houses. As part of the examination, we compared HUD's inventory of acquired houses at the Indianapolis area office with those recorded in HUD's name at the Marion County Courthouse. The comparison showed that HUD was the owner on record of 122 properties not included in its inventory. Courthouse records show some of these properties had been transferred to HUD as early as 1973 and 1974 (see appendix I).

HUD-78-7

Our analysis of the 122 properties revealed:

- twenty-seven properties had never been included in HUD's inventory, and
- ninety-five of the properties were shown on HUD records as sold.

Acquired property should be identified, recorded, and placed in the inventory for disposition as quickly as possible after title has been acquired. According to HUD regulations, the local office is supposed to make sure the buyer records transfer of title at the courthouse when the sale is closed.

To correct the above conditions, HUD inventory records should be reconciled with the county courthouse records. We believe the reconciliation should include at least the following analysis:

- determine if HUD has title to the twenty-seven properties for which your office has no record of ownership. If the properties belong to HUD they should be included in the inventory and if not HUD should ask the county to correct their records.

—determine if HUD sold the ninety-five properties and either have HUD removed as owner of record or place the properties back in inventory.

Please let us know how this condition occurred and what you could do to prevent it from recurring. Thank you and your staff for the cooperation given the representatives of this office and if you have any questions, please contact Mr. Dan McCafferty at 513-684-2107.

Sincerely,

Robert W. Hanlon
Regional Manager

Enclosure
as stated

APPENDIX I

Properties reported sold

<u>Parcel No.</u>	<u>Address</u>	<u>Date HUD Sold Property</u>
1026250	2214 N. Avondale	7-30-73
1029036	3119 Graceland Ave.	12-14-76
1035604	3250-52 Winthrof	3-25-76
1040348	3044 N. Olney	7-30-73
1085123	1701 E. Ingram	12-3-75
1099683	2645 Dietz St.	5-1-76
1011297	246 N. Reisner St.	3-17-76
1011876	3061 N. New Jersey	2-12-75
1013339	2332 N. Gale St.	7-30-73
1013805	2216 N. Keystone Ave.	8-12-75
1013963	2906 N. Chester Ave.	5-18-73
1085611	4616 E. 35th St.	6-13-73
1085628	3435 N. Drexel	5-30-74
1085954	3542 Terrace Ave.	4-21-76
1094914	2961 N. DeQuincy St.	7-30-73
1094916	2967 N. DeQuincy St.	11-22-74
1099410	2008 Calhoun St.	1-9-73
1094625	3431-33 N. Schofield	7-25-73
1094627	3432-34 N. Schofield	5-29-73
1015064	2450 N. Columbia	7-30-73
1017037	234-36 N. Hendricks St.	6-13-73
1085950	3526 Terrace Ave.	5-4-77
1013669	2462 Hovey	9-20-77
1017303	1435 Roache St.	1-17-75
1066403	3610 N. Grant St.	4-29-75
1067771	3019 Ruckle	5-13-75
1075235	1219 W. 32nd St.	5-13-75
1075598	2402 Brookside Ave.	1-24-75
1076106	3140 N. Park Ave.	3-27-73
1077441	2007 N. Tacoma	9-27-73
1082657	2223 N. Delaware	11-15-74
1018468	3160 Forest Manor	9-12-74
1019700	3415-17 Broadway	5-13-75
1002886	644 E. 13th St.	9-7-73
1014326	2913-15 Ruckle St.	5-13-75
1032027	1125 N. Rural St.	7-22-74
1020458	615 E. 31st St.	5-12-75
1022682	2601 N. Alabama St.	9-24-75
1024171	1437 Rembrant St.	11-10-75
1025090	1157 W. 30th St.	6-3-74
1025679	1512 E. Sturm Ave.	6-18-74
1025724	1922 Bellefontaine	5-13-76
1025810	2605 N. Olney St.	5-20-75

Properties reported sold

<u>Parcel No.</u>	<u>Address</u>	<u>Date HUD Sold Property</u>
1032961	961 W. 32nd St.	12-10-74
1032964	3251 N. Park	6-18-74
1035782	525 E. 32nd St.	5-13-75
1035920	3236-38 Guilford	4-11-73
1039146	1109 S. St. Peter	5-11-73
1039189	2415 N. Gale St.	6-10-75
1039511	3642 Coliseum	10-26-73
1040950	2517 N. Delaware	6-17-74
1042016	223 Belmont	12-3-75
1044979	2503 Reformers Ave.	6-13-73
1049600	221 E. 34th St.	7-1-74
1051173	1317 W. 23rd St.	6-13-73
1051465	14 N. Beville Ave.	12-4-73
1051530	1101 Newman St.	4-10-74
1054800	2938 N. Olney St.	4-15-75
1056894	1217-19 Sturm Ave.	6-18-74
1057510	243 N. Walcott St.	4-1-76
1058569	1524 W. 26th St.	5-13-75
1060208	3329 N. Denny St.	12-10-75
1061718	2748 Guilford Ave.	5-13-75
1062646	1648 Iowa St.	1-22-74
1062849	3418-20 N. Clifton St.	5-5-76
1063841	1345 W. 23rd St.	6-3-74
1065639	2614 N. Burton Ave.	5-12-75
1014864	3320 Jennings	10-8-75
1014865	3320 Jennings	10-8-75
1080367	3320 Jennings	10-8-75
1041665	3320 Jennings	10-8-75
1041666	3320 Jennings	10-8-75
1014866	3320 Jennings	10-8-75
1014867	3320 Jennings	10-8-75
1014868	3320 Jennings	10-3-75
4003185	4072 Irwin	1-18-77
4012253	4209 Sheridan	4-13-77
4016850	4056 Brentwood Dr.	4-13-76
8015123	4063 N. Park Ave.	9-20-77
8020107	4225 Evanston Ave.	2-8-74
8018723	2222 E. 40th St.	7-8-77
8045691	1941 W. 64th St.	6-3-74
9006082	4847 W. Regent	8-27-73
9021633	532 N. Livingston	2-6-75
9018333	915 N. King	8-8-75

Properties reported sold

<u>Parcel No.</u>	<u>Address</u>	<u>Date HUD Sold Property</u>
9000394	5136 Delmar	10-10-75
9029813	2333 Moreland Ave.	5-4-76
9016989	554 N. Goodlet	9-20-76
9021037	1511 N. Winfield	7-11-74
9023503	1454 N. Holmes	3-21-77
9036485	3607 Beasley Dr.	1-5-77
9035631	3114 Cossell Dr.	3-7-77
9027374	37 S. Myron Ave.	5-19-77
9039514	2920 Roberta Dr.	3-17-75
5025862	2903 Mertz Dr.	8-15-77

COURTHOUSE HUD RECORDED INSTRUMENTS NOT RECORDED IN
HUD'S PROPERTY DISPOSITION INVENTORY

Properties with no record of ownership

<u>Parcel No.</u>	<u>Address</u>	<u>Date Title Transferred to HUD</u>
1073541	1715 E. 25th St.	12-23-76
1006518	1307 N. Tacoma	11-29-76
1049330	2413 N. Stuart St.	8-8-77
1046660	748-50 N. Elder	8-8-77
1035439	410-411 Walcott St.	8-8-77
1099895	409 Walcott St.	8-8-77
1040689	1929 Prospect St.	8-8-77
1046334	2017 N. Euclid	11-7-77
1004519	1012 W. 34th St.	7-8-74
1007822	1118 W. 35th St.	6-20-73
1017949	2959-61 McPherson	3-25-76
1018203	1301-03 E. Vermont St.	4-16-76
1072008	1132 S. Keystone Ave.	7-15-74
1076107	N. Park Ave.	4-4-75
1079704	322-24 E. 21st St.	7-10-75
1026071	1223 W. 20th St.	6-10-74
1027856	1931 Sugar Grove Ave.	11-1-73
1039926	1301 E. Sturm Ave.	9-3-75
1027297	Minn St.	12-6-74
4002800	7432 North Dr.	10-8-65
4012663	4463 N. Sheridan Ave.	Prior to 1968
7016237	6153 E. 21st St.	After Mar. 1, 1977
9008663	W. Regent	9-21-72
9008664	4905 W. Regent	9-21-72
9017379	3620 W. Vermont	4-9-73
9012018	336 S. Barton Ave.	After Mar. 1, 1977
9020085	120 S. Harris	After Mar. 1, 1977