

**LAND DISPOSITION REPORT  
COMMON COUNCIL OF THE CITY OF MILWAUKEE**

**DATE**

May 15, 2026

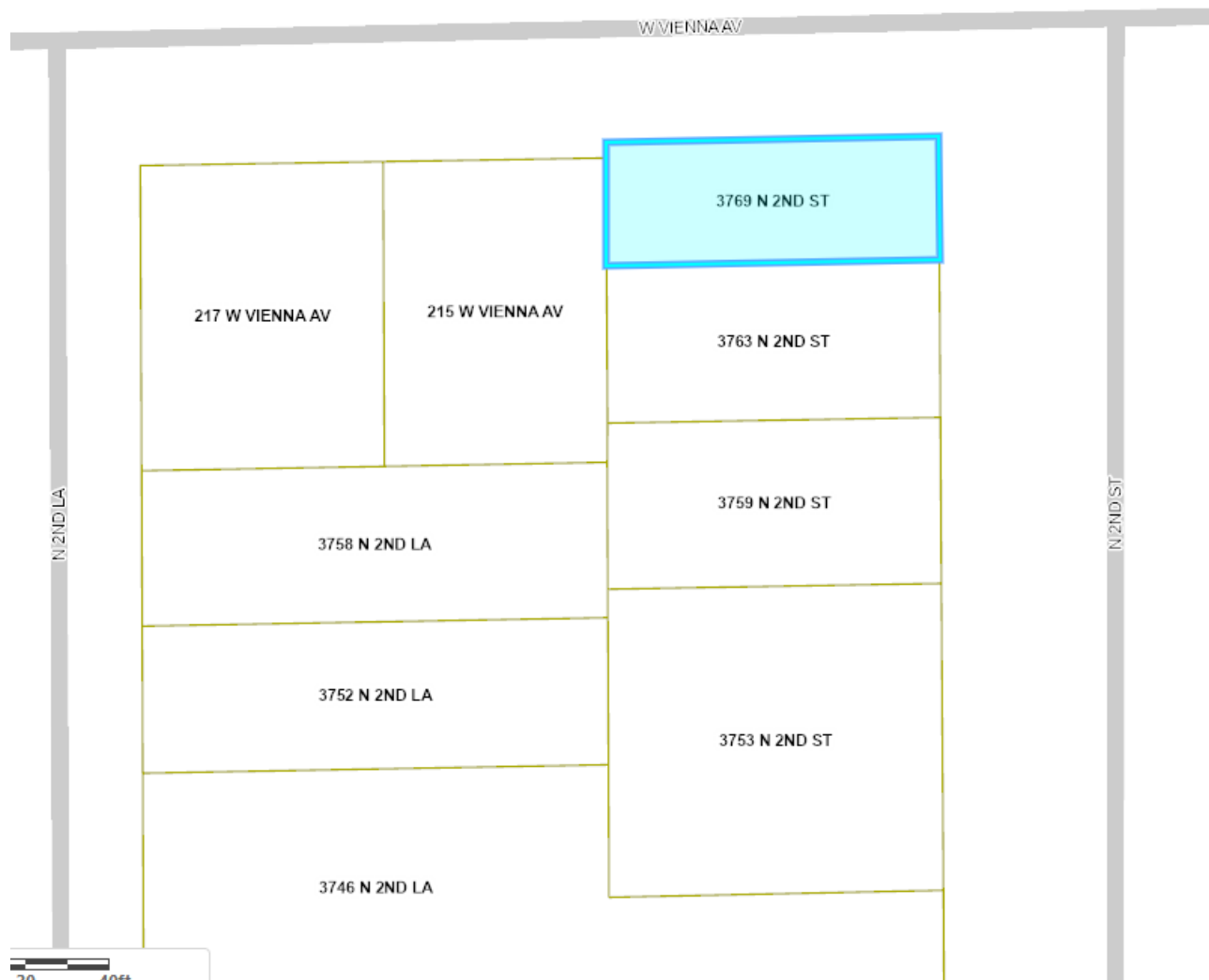
**RESPONSIBLE STAFF**

Cindy Wright-Smith, In Rem Disposition Manager, Department of City Development

**PARCEL ADDRESS & DESCRIPTION**

3769 North 2nd Street: A 1,104 square foot residential property. The residential single-family house was built in 1923 on a 2,490 square foot lot. The City of Milwaukee ("City") acquired the property through tax foreclosure on November 18, 2024. The property location is in WEBSTER AVENUE ADDITION IN NE 1/4 SEC 8-7-22 BLOCK 1 LOT 1 & N 2' LOT 2





Map of Property Location

**Due Diligence Checklist**  
**Address: 2247 North 41st Street**

**Buyer**

Luvella M. James (the "Buyer") The property sale will be titled the same as the tax-foreclosure. The Buyer meets the guidelines to purchase a City property.

**Project Description**

The City of Milwaukee acquired the property from Luvella M. James.

**Purchase Terms and Conditions**

The purchase price will be \$39,112.38 but subject to change. The conveyance will be on an "as is, where is" basis including all environmental and geotechnical conditions, if any.

**Total Costs and Expenses Incurred Plus Taxes, Fees, and Interest Owed**

The vacant residential single-family property was acquired through property tax foreclosure on November 18, 2024. The price for the Property will be \$39,112.38 as of May 15, 2026.

The Buyer, Luvella M. James understands that the purchase will be titled as it was prior to the foreclosure.

**Tax Consequences to the City of Milwaukee**

The property will be returned to the tax rolls.