

LOT 262- THE BURNED OUT HOUSE

13638 S. 38th Way, Lot 262, sometimes referred to as "the burned out house" is scheduled for complete structure demolition June 28, 2021. On June 24, 2021 the property will be remediated with all the roof tiles being removed in preparation for the demolition, according to the City of Phoenix Neighborhood Services Department. The slab and driveway will remain.

The house suffered a fire in May 2017. In 2018 the Association foreclosed on the property for unpaid assessments and was auctioned in a sheriff's sale. A buyer from Tucson took ownership of the property but has been transferred to three subsequent owners, since.

In March 2021, the City of Phoenix was granted a demolition order in Municipal Court. The grant allowed \$30,000 in funds to the highest demolition contractor. Since the garages act as separating walls between lots in Keystone, the contractor will construct a wood fence bordering the lots to the north west. The slab and the driveway will remain and the contractor will not spread granite ground cover on the lot as announced earlier.

Both Associations, Mountain Park Ranch and Keystone, have recorded liens against the property.

The demolition order does negate the current ownership of the property.