



# MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(revised 12/31/09)

## Board Clerk Use Only

Meeting Date: 7/22/2010

Agenda Item #: C-2

Est. Start Time: 9:30 am

**Agenda Title:** **RESOLUTION Authorizing the Private Sale of Two Tax Foreclosed Properties to Matthew A. Todd.**

*Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title sufficient to describe the action requested.*

**Requested Meeting Date:** 7/22/2010 **Amount of Time Needed:** Consent

**Department:** County Management **Division:** Assessment, Recording and Taxation / Tax Title

**Contact(s):** Sally Brown and Becky Grace

**Phone:** 503-988-3349 **Ext.** 22349 **I/O Address:** 503/1

**Presenter(s):** Sally Brown

## General Information

### 1. What action are you requesting from the Board?

The Tax Title Section is requesting the Board to approve the private sale of two adjacent tax-foreclosed properties to Matthew A. Todd.

### 2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.

Multnomah County acquired the real property located at 4003 NE Bryant St and 4003 S/ NE Bryant St through the foreclosure of delinquent tax liens on October 2, 2009. The attached plat map Exhibit A shows the parcel as Tax Lot 9500. Tax Title put the subject properties on Public Auction on May 24th and received no bids for either parcel. After the auction the adjacent owner called and made an offer of \$11,000 for both parcels. An appraiser was called to verify the validity of the offer that the County received. The appraiser said that for residential purposes the lots would have minimum value due to setback requirements from the existing roads/easements running across the property. For industrial purposes the size and location are also limiting factors for maximum value. The appraiser felt that \$7,150 for the southern lot R315310 and \$3,850 for the northern lot was an acceptable offer. This action affects our Program Offer 91003 by placing two tax-foreclosed properties back onto the tax roll.

**3. Explain the fiscal impact (current year and ongoing).**

The private sale will allow for the recovery of the delinquent taxes, fees, and expenses. The sale will also reinstate the property on the tax roll (see Exhibit C).

**4. Explain any legal and/or policy issues involved.**

No legal issues are expected. The parcel will be deeded "As Is" without guarantee of clear title.

**5. Explain any citizen and/or other government participation that has or will take place.**

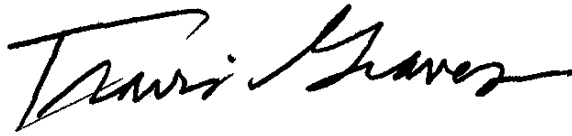
No citizen or government participation is expected.

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**Required Signature**

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Elected Official or  
Department/  
Agency Director:



Date:

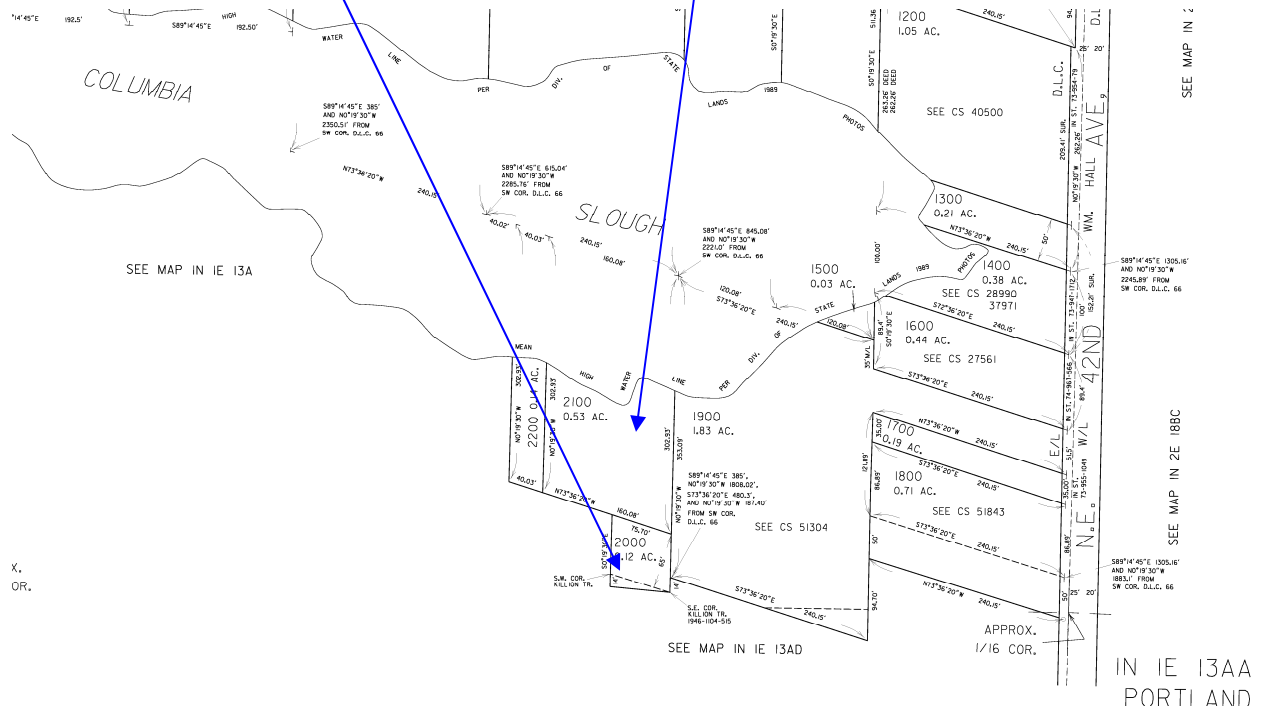
## EXHIBIT A

Tax Account Number R315339

Location: 4003 NE Bryant ST Portland OR 97211

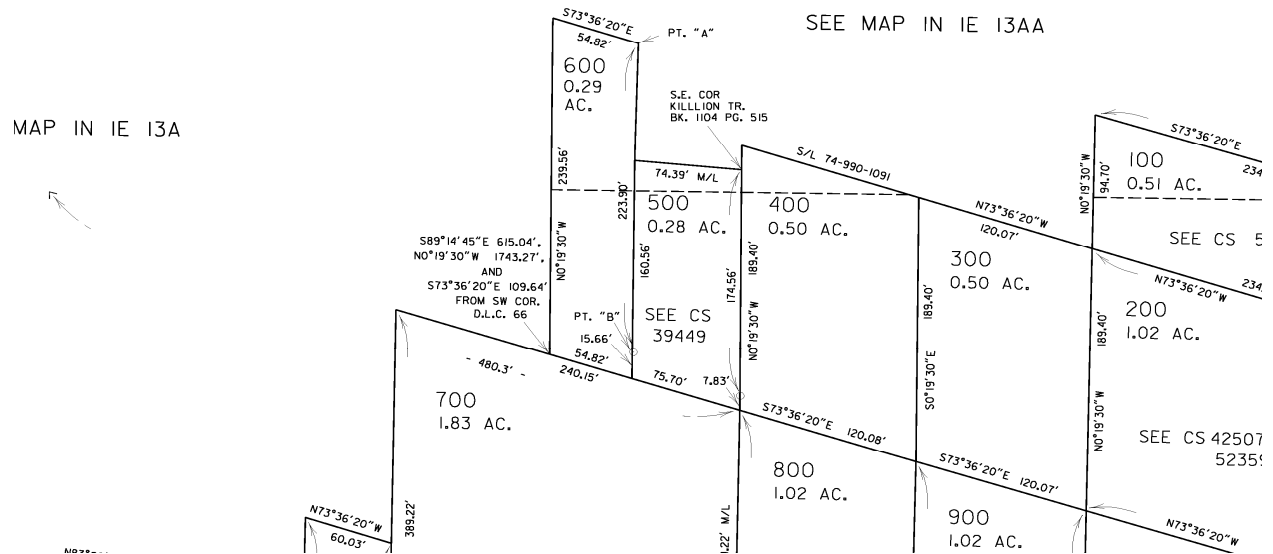
Adjacent Owner Matthew Todd

4005 NE Bryant St



Tax Account Number R315310

Location: 4003 S/NE Bryant ST Portland OR 97211

$$1'' = 100'$$


R315310

R315339

R315364 Matthew Todd's Home



**EXHIBIT C**

**LEGAL DESCRIPTION: Tax Account No.:R315310**

A parcel of land situated in Section 13, Township 1 North Range 1 East of the Willamette Meridian, in the County of Multnomah and State of Oregon, described as follows:

Commencing at the Southwest Corner of William Hall Donation Land Claim, in Section 13, Township 1 North, Range 1 East of the Willamette Meridian of Multnomah and State of Oregon; thence South 89°14'45" East on the South line of said Donation Land Claim, 615.04 feet; thence North 0°19'30" West parallel to the West line of said Hall Donation land Claim, 1743.27 feet to an iron pipe driven in the ground; thence South 73°36'20" East 164.46 feet to the true point of beginning of the tract herein described; thence running North 0°19'30" West parallel to the West line of said Donation Land Claim, 160.56 feet to the Southwesterly corner of that tract conveyed to Clyde R. Ellinger, et ux by Deed dated November 3, 1949, recorded November 4, 1949 in Book 1369, Page 58, Deed Records; thence Easterly along a straight line to the Southeasterly corner of that tract conveyed to Ruth A. Killion by deed recorded September 28, 1946 in Book 1104, Page 515 Deed Records; thence South 0°19'30" East 174.56 feet to a point; thence North 73°36'20" West 75.70 feet to the place of beginning.

**Legal Description: Tax Account No.:R315339**

The following described parcel of land situated in Section 13, Township 1 North Range 1 East of the Willamette Meridian, in the County of Multnomah and State of Oregon, described as follows:

Beginning at the Southwest corner of tract conveyed to Ruth A. Killion by deed recorded September 28, 1946, in Book 1104 Page 515, Deed Records; thence Southerly, along the West line of said Killion tract extended a distance of 14 feet; thence Easterly in a straight line to the Southeast corner of said Killion tract; thence Westerly along the Southerly line of said Killion tract to the true point of beginning.

Together with:

The Northerly 65 feet of the following described parcel of land as measured 65 feet perpendicular from and parallel with the Northerly line thereof:

Commencing at the Southwest corner of William Hall Donation Land Claim; thence South 89°14'45" East on the South line of said William Hall Donation Land Claim, a distance of 615.04 feet; thence North 0°19'30" West parallel to the West line of said Donation Land Claim 1743.27 feet to an iron pipe driven in the ground; thence South 73°36'20" East 164.46 feet to a point of beginning of tract to be described; thence North 0°19'30" West parallel to the West line of said William Hall Donation Land Claim 239.56 feet; thence South 73°36'20" East 75.70 feet; thence South 0°19'30" East 231.73 feet to a point; thence continuing South 0°19'30" East 7.83 feet; thence North 73°36'20" West 75.70 feet to the point of beginning.

PROPERTY ADDRESS	4003 NE Bryant St and 4003 S/NE Bryant St
TAX ACCOUNT NUMBER:	R315339 and R315310
GREENSPACE DESIGNATION:	No designation
SIZE OF PARCEL:	12,197 SF and 5,200 SF
ASSESSED VALUE:	\$3,850 and \$7,150

**ITEMIZED EXPENSES FOR TOTAL PRICE OF PRIVATE SALE**

BACK TAXES, INTEREST & FEES:	\$12489.79
TAX TITLE MAINTENANCE COST & EXPENSES:	\$0.0
RECORDING FEE:	\$36.00
CITY LIENS	\$0.0
MINIMUM PRICE REQUEST FOR PRIVATE SALE	\$11,000.00