



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(Revised: 8/18/11)

Board Clerk Use Only

Meeting Date: 12/20/12
Agenda Item #: C.5
Est. Start Time: 9:30 am
Date Submitted: 12/5/12

Agenda Title: **RESOLUTION Authorizing the Private Sale of a Tax Foreclosed Property To My Thi Trinh & Vinh Xuan Nguyen**

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: December 20, 2012
Time Needed: Consent
Department: County Management
Division: Assessment, Recording and Taxation/Special Programs
Contact(s): Sally Brown and Becky Grace
Phone: 503-988-3326 **Ext.** 22349 **I/O Address:** 503/2
Presenter Name(s) & Title(s): Randy Walruff, Division Director

General Information

1. What action are you requesting from the Board?

The Assessor is requesting the Board approve the private sale of a tax foreclosed property to the adjacent property owners My Thi Trinh & Vinh Xuan Nguyen.

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.

The subject property (as shown on Exhibit A) was foreclosed on for delinquent property taxes and came into County ownership on October 1st, 2012. Upon inspection by the County it was discovered that the adjacent owners were using the carport and believed they purchased it along with their home. A letter was sent to the adjacent property owners informing them how the strip located adjacent to their home was received by Multnomah County through tax foreclosure and was available to purchase through private sale. The adjacent owners contacted the County to purchase the strip at private sale per ORS 275.225. The parcel is approximately 871 square feet, is not buildable, and is on the current tax roll with a real market value of \$12,250. The adjacent owner offered to purchase the strip for \$2,000 from the County and plans to consolidate the parcel into their main account.

This action affects our Program Offer 72038 by placing a tax foreclosed property back onto the tax roll.

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

The private sale will allow for partial recovery of the delinquent taxes, fees, and expenses.

The sale will also reinstate the property onto the tax roll (see Exhibit B.)

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 anticipated.

Exhibit A

R321824 Tax Lot 07000 – Carport adjacent to 18636 NE Glisan St, Gresham OR 97230



R321837 Tax Lot 07200 – 18636 NE Glisan ST, Gresham OR 97230 (Adjacent Owner)

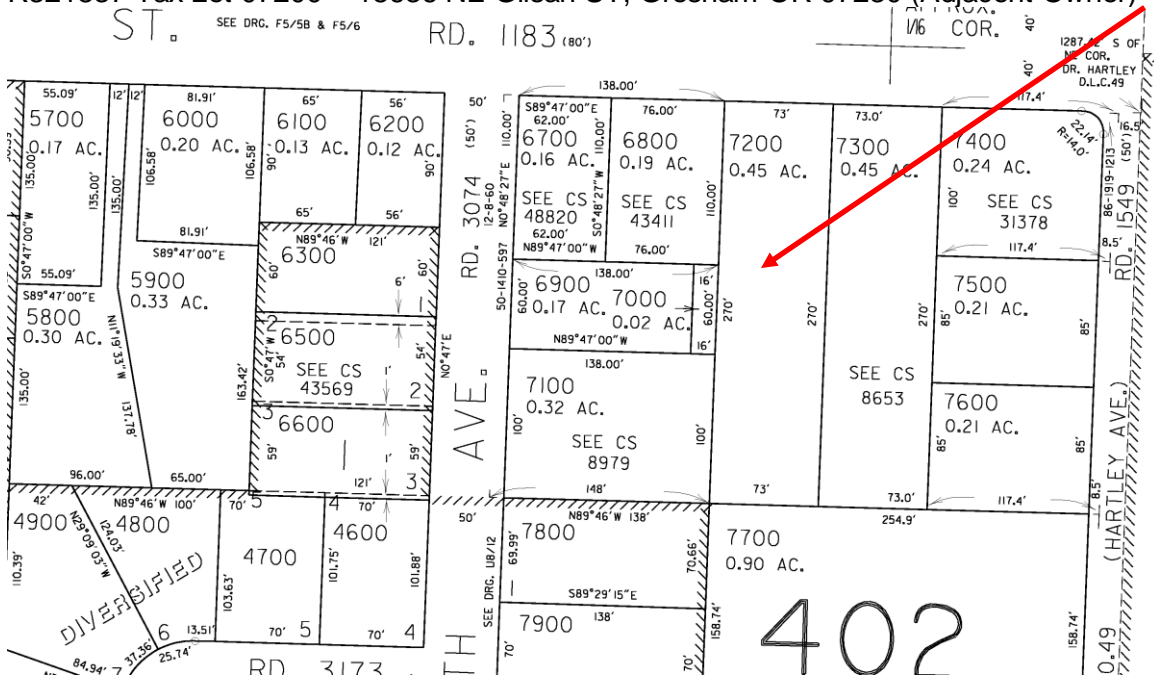


EXHIBIT B

LEGAL DESCRIPTION:

The East 16 feet of the following:

A tract of land located in the Southwest one-quarter of Section 32. Township 1 North, Range 3 East, Willamette Meridian, in the County of Multnomah and State of Oregon, described as follows:

Beginning at a point 1287.42 feet South and 16-1/2 feet West of the Northeast corner of Doc Hartley Donation Land Claim No. 49 in Section 32, Township 1 North, Range 3 East, Willamette Meridian, said point being marked with an iron pipe and the intersection of the South line of NE Glisan Street with the East line of a certain 20 acre Tract, conveyed by Elisa M. Sales. et al. to Margaret A. Sales, by deed dated May 13, 1904 recorded May 14, 1904 in Book 319, Page 390; thence running West along the South line of NE Glisan Street, 263.4 feet to a point 138 feet East of NE 186th Avenue; thence South 110 feet to the true point of beginning; thence West and parallel with the North boundary of said Donation Land Claim, a distance of 138 feet to a point on the East line of NE 186th Avenue; thence South and parallel with the East boundary of said Donation Land Claim, a distance of 60 feet; thence East and parallel with the North boundary of said Donation Land Claim, 138 feet; thence North 60 feet to the true point of beginning.

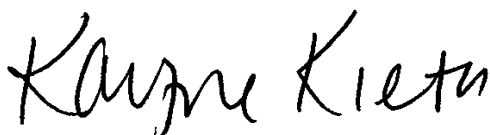
PROPERTY ADDRESS:	Adjacent to 18636 NE Glisan St
TAX ACCOUNT NUMBER:	R321824
GREENSPACE DESIGNATION:	No designation
SIZE OF PARCEL:	More or less 871 square feet
ASSESSED VALUE:	\$12,250

Itemized Expenses For Total Price of Private Sale

BACK TAXES & INTEREST& FEES:	\$2,312.90
MAINTENANCE COSTS:	\$00.00
CITY LIENS:	\$00.00
RECORDING FEE:	\$41.00
TOTAL	\$2,353.90
MINIMUM PRICE REQUEST OF PRIVATE SALE	\$2,000.00

Required Signature

Elected
Official or
Department
Director:



Date: 12-3-12