



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(Revised: 8/18/11)

Board Clerk Use Only

Meeting Date: 8-16-12
Agenda Item #: C.6
Est. Start Time: 9:30 am
Date Submitted: 7-31-12

Agenda Title: **RESOLUTION Authorizing the Private Sale of a Tax Foreclosed Property To William A. Stephens and James S. Cave.**

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: August 16, 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 William A. Stephens and James S. Cave.

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 in Exhibit A) was foreclosed on for delinquent property taxes and came into county ownership on June 12, 1956. A letter was sent to the adjacent property owners informing them how the strip located between the two adjacent owners was received by Multnomah County through tax foreclosure and that the strip is available to purchase through private sale. The adjacent owner contacted the county to purchase the strip at private sale per ORS 275.225. The parcel is approximately 111 square feet, is not buildable, and is on the current tax roll with a real market value of \$100. The adjacent owner offered to purchase the strip for \$50 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 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.

An aerial photograph of a residential neighborhood with yellow dashed lines delineating individual property lots. A yellow arrow originates from the top center and points to a red dot located on the roof of a house in the middle-left section of the map. The map is labeled with street names: 'SE OAK ST' on the left, 'SE 49TH AVE' running vertically through the center, and 'SE 50TH AVE' on the right. The houses are mostly single-story or two-story structures with various roof colors (gray, brown, red). There are trees and lawns between the houses. A swimming pool is visible in the bottom right area. A white car is parked on the street near the red dot.

[illegible]

EXHIBIT B

LEGAL DESCRIPTION:

Lying and being in the County of Multnomah, State of Oregon, and more particularly described as follows:

Providence Heights

Exc N 3' & Exc S 65' Lot 11 Block 7

PROPERTY ADDRESS: Between 400 and 414 SE 49th Ave

TAX ACCOUNT NUMBER: R250695

GREENSPACE DESIGNATION: No designation

SIZE OF PARCEL: More or less 111 square feet

ASSESSED VALUE: \$100

Itemized Expenses For Total Price of Private Sale

BACK TAXES & INTEREST& FEES:

\$3.16

MAINTENANCE COSTS:

\$00.00

CITY LIENS:

\$00.00

RECORDING FEE:

\$40.00

TOTAL

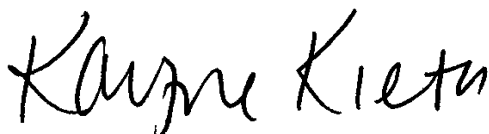
\$43.16

MINIMUM PRICE REQUEST OF PRIVATE SALE

\$50.00

Required Signature

Elected
Official or
Department
Director:



Date: 7-30-12