



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(Revised: 8/18/11)

Board Clerk Use Only

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

Agenda Title: **RESOLUTION Authorizing the Private Sale of a Tax Foreclosed Property To Coleman Hinton**

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 23, 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 owner Coleman Hinton.

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 December 2, 1987. A letter was sent to the adjacent property owner informing them of a small triangular strip appearing to be part of their driveway was received by Multnomah County through tax foreclosure and 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 255 square feet, is not buildable, and is on the current tax roll with a real market value of \$300. The adjacent owner offered to purchase the strip for \$300 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.

Exhibit A

R194501 Tax Lot 10000 – North of 16406 and 16410 SE Stephens St



R194499 Tax Lot 10100 16406 SE Stephens St (Adjacent Owner)

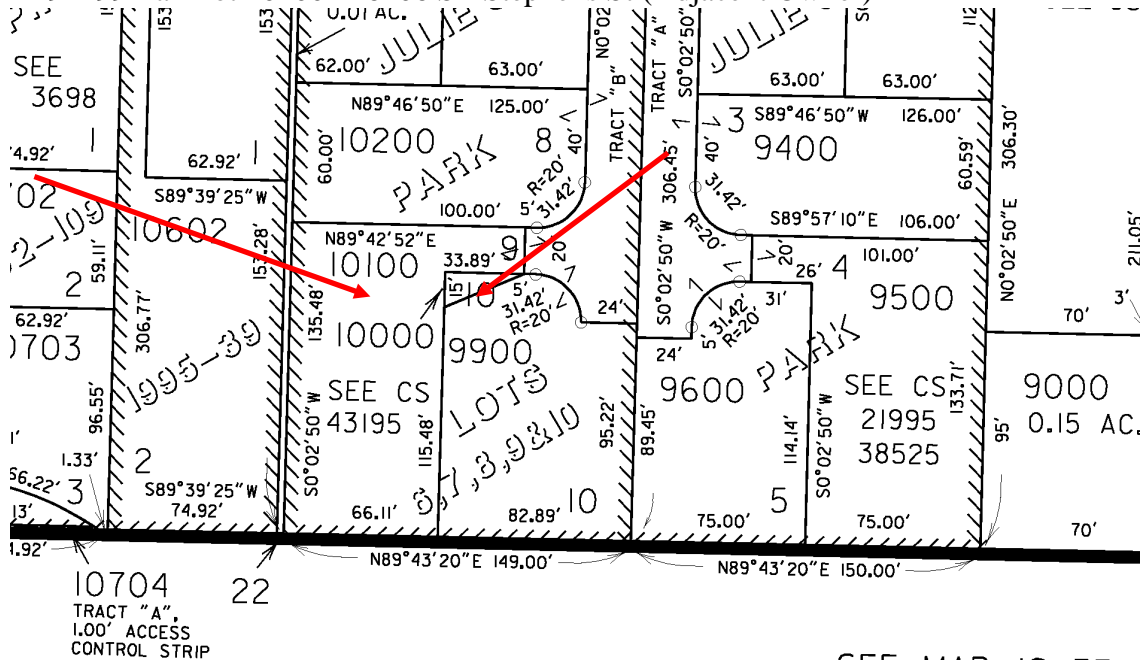


EXHIBIT B

LEGAL DESCRIPTION:

Described in that certain **CORRECTION FORECLOSURE DEED** dated the 2nd day of December, 1987, and recorded on December 2, 1987 at Book 2062 and Page 1136 in the Multnomah County Deed Records; being the fifth property interest listed on Page 1143 of said **CORRECTION FORECLOSURE DEED**, and said property interest begins as follows: **JULIE'S PARK**.

PROPERTY ADDRESS: Adjacent to 16406 SE Stephens St
TAX ACCOUNT NUMBER: R194501
GREENSPACE DESIGNATION: No designation
SIZE OF PARCEL: More or less 255 square feet
ASSESSED VALUE: \$300

Itemized Expenses For Total Price of Private Sale

| | |
|---------------------------------------|----------|
| BACK TAXES & INTEREST& FEES: | \$37.94 |
| MAINTENANCE COSTS: | \$00.00 |
| CITY LIENS: | \$00.00 |
| RECORDING FEE: | \$40.00 |
| TOTAL | \$77.94 |
| MINIMUM PRICE REQUEST OF PRIVATE SALE | \$300.00 |

Required Signature

Elected
Official or
Department
Director:



Date: 8-8-12