



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(Revised: 8/18/11)

Board Clerk Use Only

Meeting Date:	<u>12/13/12</u>
Agenda Item #:	<u>C.1</u>
Est. Start Time:	<u>9:30 am</u>
Date Submitted:	<u>11/21/12</u>

**Agenda Title: RESOLUTION Authorizing the Private Sale of a Tax Foreclosed Property
To Ball Parc American Condominium**

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:	<u>December 13, 2012</u>	Time Needed:	<u>Consent</u>
Department:	<u>County Management</u>	Division:	<u>Assessment, Recording and Taxation/Special Programs</u>
Contact(s):	<u>Sally Brown and Becky Grace</u>		
Phone:	<u>503-988-3326</u>	Ext.:	<u>22349</u>
Presenter Name(s) & Title(s):	<u>Randy Walruff, Division Director</u>		
I/O Address:	<u>503/2</u>		

General Information

1. What action are you requesting from the Board?

The Assessor is requesting the Board approve the private sale of tax foreclosed property to the adjacent property owners.

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.

Two storage units at Ball Parc American Condominium (as shown in Exhibit A) were foreclosed on for delinquent real property taxes and came into County ownership on October 1, 2012. The County was contacted by Affinity Group, Inc. the property management company representing Ball Parc American Condominium to purchase the two storage units at private sale per ORS 275.225. Storage Unit 31 is approximately 15 square feet and Storage Unit 16 is approximately 21 square feet, they are not buildable, and are on the current tax roll with a real market value of \$1,290 a piece. Ball Parc American Condominium offered to purchase the storage units for \$650 each from the County.

This action affects our Program Offer 72038 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 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

Tax Account Number: R111301 and R111316

Location: 2083 NW Johnson St, Portland, OR 97210 1N1E33BD – 88047 & 88041

Storage Units S-31 and S-16 located inside the Ball Parc American Condominium Building

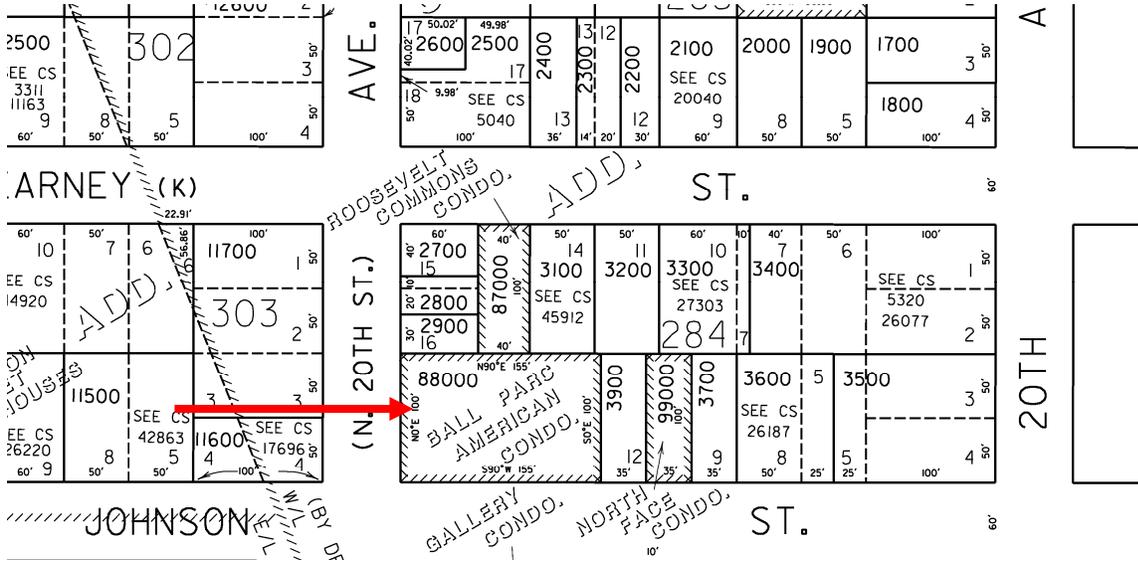


EXHIBIT B

LEGAL DESCRIPTION:

Tax Account Number: R111301 – More or Less 21sf

Storage Unit S-16, BALL PARC AMERICAN CONDOMINIUMS, as set forth in Condominium Declaration recorded September 5, 1996 as 96135562, Portland, Multnomah County, Oregon, together with those limited common elements appurtenant to said Unit as set forth in said declaration, and together with an undivided fractional ownership of the general common elements of said Condominium as set forth in the said Declaration and in any subsequent amendments thereto as appurtenant to said Unit.

Tax Account Number: R111316 –More or Less 15sf

Storage Unit S-31, BALL PARC AMERICAN CONDOMINIUMS, as set forth in Condominium Declaration recorded September 5, 1996 a s 96135562, Portland, Multnomah County, Oregon, together with those limited common elements appurtenant to said Unit as set forth in said declaration, and together with an undivided fractional ownership of the general common elements of said Condominium as set forth in the said Declaration and in any subsequent amendments thereto as appurtenant to said Unit.

PROPERTY ADDRESS: Adjacent to 2083 NW Johnson ST

ASSESSED VALUE \$1,290 (each storage unit)

Itemized Expenses For Total Price of Private Sale

BACK TAXES & INTEREST& FEES:	\$377.86 each
MAINTENANCE COSTS:	\$00.00
CITY LIENS:	\$00.00
RECORDING FEE:	\$45.00 each
TOTAL	\$422.86 each
MINIMUM PRICE REQUEST OF PRIVATE SALE	\$650.00 each

Required Signature

Elected
Official or
Department
Director:

Kayme Kieta

Date: 11-21-12