



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(Revised: 8/18/11)

Board Clerk Use Only

Meeting Date: 2/16/12
Agenda Item #: C.1
Est. Start Time: 9:30 am
Date Submitted: 1/25/12

Agenda Title: **RESOLUTION Authorizing the Private Sale of a Tax Foreclosed Property To Mary G. Higlen.**

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: 2/16/2012 **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?

Special Programs is requesting the Board approve the private sale of a tax foreclosed property to the adjacent owner Mary G. Higlen.

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 September 30, 2011. A letter dated October 5, 2011 was sent to the former owner of record, providing the opportunity to repurchase the property. Mary G. Higlen the adjacent property owner contacted Special Programs and said that she thought she purchased the parcel along with her home in 1990, but the parcel's description was not included on the deed so was never transferred. The parcel is approximately 18,969 square feet, is not buildable, and is on the current tax roll with a real market value of \$2,400. Mary G. Higlen offered to purchase the property for \$2,500 from the County through private sale and then would like to consolidate the parcel into her main account. Special Program's sent an appraiser to the property and determined the highest and best use of the property is to sell it to the adjacent owner.

This action affects our Program Offer 72051 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 the 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
R343015 CORBETT, OR 97019 1S5E20C-01200

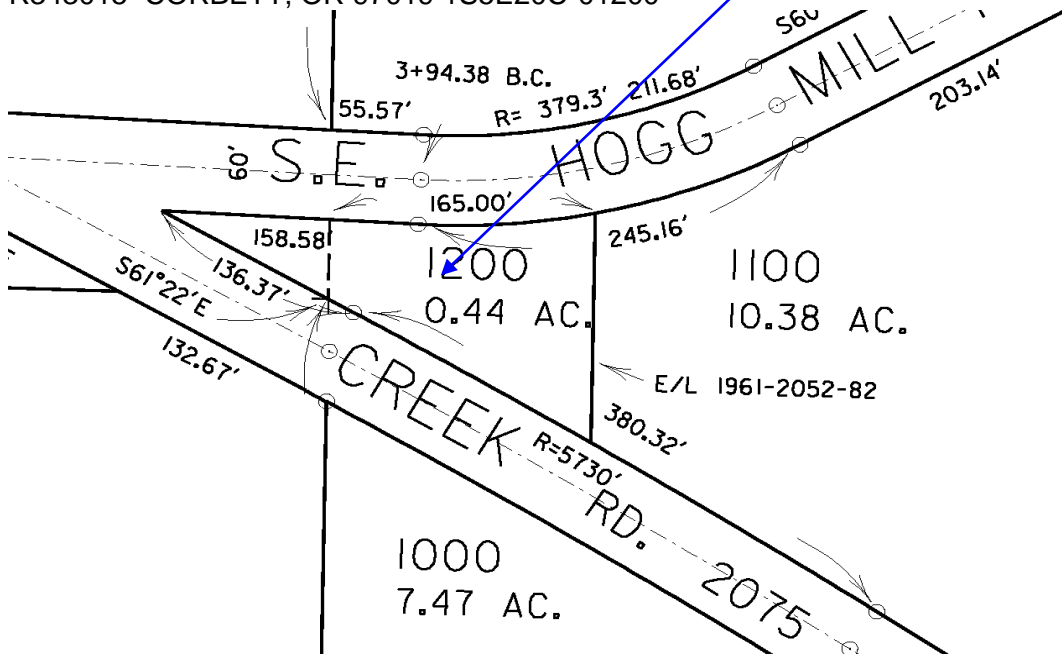


EXHIBIT B

LEGAL DESCRIPTION:

Beginning at a point in the West line of the East One Half of the Southwest Quarter of Section 20, Township 1 South, Range 5 East of the Willamette Meridian where said West line intersects the South line of Hogue Mill Road (Rd. #2020); running thence Easterly along the Southerly side of Hogue Mill Road, a distance of 165.0 feet to a point; thence South to the Northerly side of Gordon Creek Road; thence Northwesterly along the Northerly side of Gordon Creek Road to its intersection with the South line of Hogue Mill Road; thence Easterly along said South line to the true point of beginning.

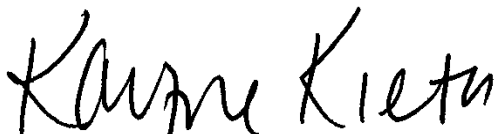
PROPERTY ADDRESS:	Adjacent to 43003 SE Gordon Creek Road 97019-9714
TAX ACCOUNT NUMBER:	R343015
GREENSPACE DESIGNATION:	No designation
SIZE OF PARCEL:	More or less 18,869 square feet
ASSESSED VALUE:	\$2,400

Itemized Expenses For Total Price of Private Sale

BACK TAXES & INTEREST& FEES:	\$655.35
MAINTENANCE COSTS:	\$00.00
CITY LIENS:	\$00.00
RECORDING FEE:	\$41.00
TOTAL	\$696.35
MINIMUM PRICE REQUEST OF PRIVATE SALE	\$2,500.00

Required Signature

Elected
Official or
Department
Director:



Date: 1.25.12