



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(revised 08/02/10)

Board Clerk Use Only

Meeting Date:	<u>6/9/11</u>
Agenda Item #:	<u>C.1</u>
Est. Start Time:	<u>9:30 am</u>
Date Submitted:	<u>5/17/11</u>

Agenda Title: RESOLUTION Authorizing the Private Sale of Two Tax Foreclosed Properties to Covington Place Row Homes Association Inc.

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>June 9, 2011</u>	Amount of 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>503/1</u>		

General Information

1. What action are you requesting from the Board?

The County Assessor is requesting the Board to approve the private sale of two tax foreclosed properties to **Covington Place Row Homes Association Inc.**

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.

Multnomah County acquired the real property (R142310) located adjacent to 1042 NW Council Drive Gresham OR 97030 through the foreclosure of delinquent taxes on October 6, 2010. A repurchase letter was sent to the former owner who was an investor in the property on October 15th, 2010. The former owner did not contact us. The Home Owners Association (HOA) was contacted and one of the board members explained how the builder originally had 20 lots for Condo Units with nothing planned for open space or parking for the Condo's. The developer changed two lots - one into parking and the other into open space but did not change them on the Plat to tracts for ownership by the HOA and that is how these two properties ended up in tax foreclosure. This property should have been the Condo's open space and the HOA has requested to purchase it.

The second real property (R142304) is located 6 lots down from the first property adjacent at 1063 NW Council Drive Gresham OR 97030 and was acquired by Multnomah County through tax

**Agenda Placement Request
Submit to Board Clerk**

foreclosure on the same date. This property is parking for the Condominiums.

On March 30, 2011 both of these properties were placed on auction with a minimum bid of \$5,100 a piece and no bids were received. On May 5, 2011 Multnomah County received an offer for \$2,000 each from **Covington Place Row Homes Association Inc.** The attached plat map Exhibit A shows the parcels as Tax Lots 12522 and 12516.

This action affects our Program Offer 72051 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 the partial recovery of delinquent taxes, fees, and expenses for both properties. The sale will also reinstate the properties on the tax roll (see Exhibit B&C).

4. Explain any legal and/or policy issues involved.

No legal issues are expected. The parcels 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.

Required Signature

Elected Official or
Department/
Agency Director:

Mindy Harris

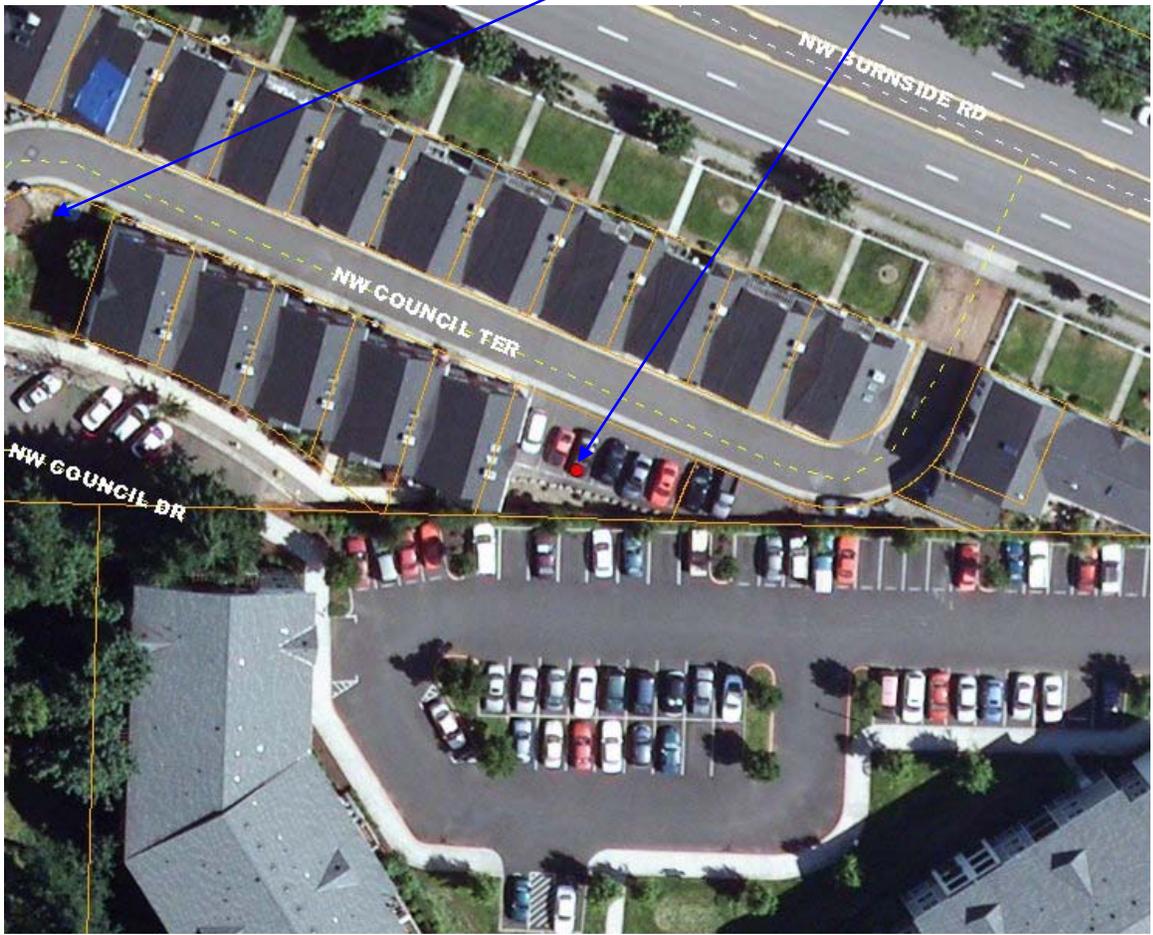
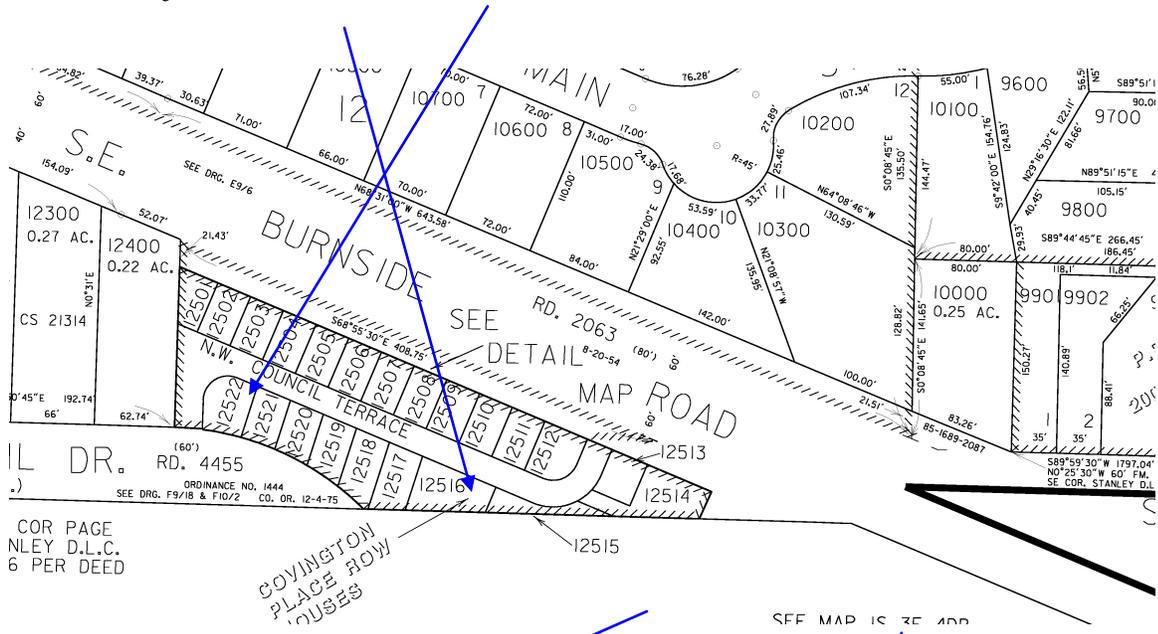
Date: 5/17/11

EXHIBIT A

**Agenda Placement Request
Submit to Board Clerk**

Tax Account Number R142304 and R142310

Location: Adjacent to 1043 and 1063 NW Council Drive Gresham OR 97030



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Exhibit B

LEGAL DESCRIPTION: Lot 20, Covington Place Row Houses
PROPERTY ADDRESS: Adjacent to 1063 NW Council DR Gresham OR
TAX ACCOUNT NUMBER: R142310
GREENSPACE DESIGNATION: No designation
SIZE OF PARCEL: More or less 1,592 square feet
ASSESSED VALUE: \$61,500

Itemized Expenses For Total Price of Private Sale

BACK TAXES & INTEREST:	\$6,745.10
MAINTENANCE COST & EXPENSES:	\$500.00
RECORDING FEE:	\$36.00
TOTAL	\$7,281.10
MINIMUM PRICE REQUEST OF PRIVATE SALE	\$2,000.00

EXHIBIT C

LEGAL DESCRIPTION: Lot 14, Covington Place Row Houses
PROPERTY ADDRESS Adjacent to 1043 NW Council Drive
TAX ACCOUNT NUMBER: R142304
GREENSPACE DESIGNATION: No designation
SIZE OF PARCEL: More or less 1,992 square feet
ASSESSED VALUE: \$61,500

Itemized Expenses For Total Price of Private Sale

BACK TAXES & INTEREST:	\$6,745.10
MAINTENANCE COST & EXPENSES:	\$500.00
RECORDING FEE:	\$36.00
TOTAL	\$7,281.10
MINIMUM PRICE REQUEST OF PRIVATE SALE	\$2,000.00