



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(Revised: 8/18/11)

Board Clerk Use Only

Meeting Date:	<u>9-6-12</u>
Agenda Item #:	<u>C.7</u>
Est. Start Time:	<u>9:30 am</u>
Date Submitted:	<u>8-9-12</u>

Agenda Title: RESOLUTION Authorizing the Private Sale of a Tax Foreclosed Property To William and Mary Beth Frerichs.

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>August 23, 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 a tax foreclosed property to the adjacent property owners William and Mary Beth Frerichs.

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 on Exhibit A) was foreclosed on for delinquent property taxes and came into County ownership on October 2, 2009. A letter was sent to the adjacent property owner informing them of a strip appearing to be located in their driveway that was received by Multnomah County through tax foreclosure and available to purchase through private sale per ORS 275.225. The parcel is approximately 62 square feet, is not buildable, and is on the current tax roll with a real market value of \$120. The adjacent owner offered to purchase the strip for \$120 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

R529581 Tax Lot 2201 – Adjacent to 4438 SW Hewett Blvd



R172922 Tax Lot 2100 - 4438 SW Hewett Blvd (Adjacent Owner)

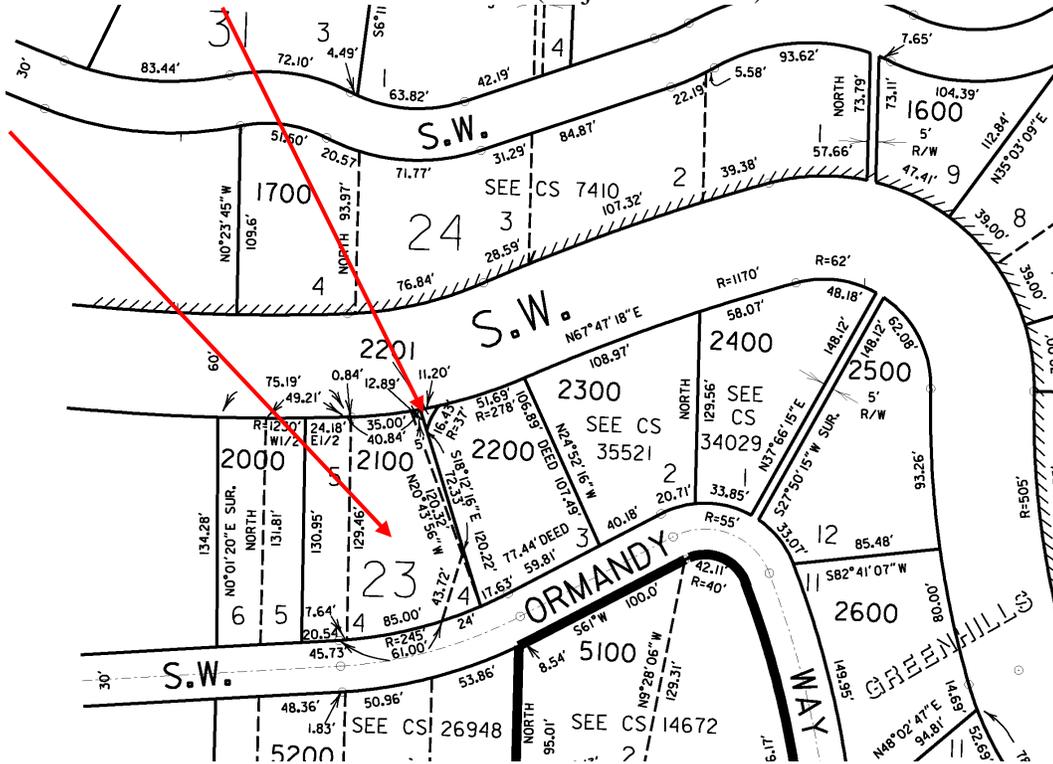


EXHIBIT B

LEGAL DESCRIPTION:

A tract of land situated in the Northwest One-Quarter of Section 8, Township 1 South, Range 1 East of the Willamette Meridian, City of Portland, Multnomah County, Oregon, being a portion of Lot 3, Block 23, "Green Hills Addition", being more particularly described as follows:

Beginning at a point on the Southerly right-of-way line of S.W. Hewett Boulevard which bears South 70°27'18" West 51.62 feet from a 5/8" iron rod at the Northeast corner of said Lot 3; thence Westerly, along said right-of-way line on a curve to the right having a radius of 278.00 feet through a central angle of 02°18'29" (chord bears South 76°56'10" West 11.20 feet) 11.20 feet; thence leaving said right-of-way line, South 18°12'16" East 12.89 feet to a 5/8" iron rod; thence Northeasterly on a curve to the right having a radius of 37.00 feet through a central angle of 25°26'49" (chord bears North 24°58'32" East 16.30 feet) 16.43 feet to the point of beginning.

PROPERTY ADDRESS: Adjacent to 4438 SW Hewett Blvd

TAX ACCOUNT NUMBER: R529581

GREENSPACE DESIGNATION: No designation

SIZE OF PARCEL: More or less 62 square feet

ASSESSED VALUE: \$120

Itemized Expenses For Total Price of Private Sale

BACK TAXES & INTEREST& FEES:	\$63.35
MAINTENANCE COSTS:	\$00.00
CITY LIENS:	\$00.00
RECORDING FEE:	\$40.00
TOTAL	\$103.35
MINIMUM PRICE REQUEST OF PRIVATE SALE	\$120.00

Required Signature

Elected
Official or
Department
Director:



Date: 8-8-12