



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(revised 03/25/11)

Board Clerk Use Only

Meeting Date: 11/10/11
Agenda Item #: C.1
Est. Start Time: 9:30 am
Date Submitted: 10/26/11

Agenda Title: RESOLUTION Authorizing the Private Sale of a Tax Foreclosed Property to Dennis L. & Barbara D. Roland.

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:	11/10/2011	Amount of 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
Presenter Name(s) & Title(s):	Randy Walruff, Division Director		

General Information

1. What action are you requesting from the Board?

The County Assessor is requesting the Board to approve the private sale of tax foreclosed property R323935 to Dennis L. Roland and Barbara D. Roland.

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 located adjacent to 11390 NW Skyline Blvd through the foreclosure of delinquent taxes on October 6, 2010. A repurchase letter was sent to the former owner on October 15, 2010 and no response was received. On March 30, 2011 the property was placed on auction with a minimum bid of \$96,000 and no bids were received. On September 23, 2011 Special Programs received an offer for \$20,000 from the adjacent property owners who have been maintaining the front portion of the parcel as an extension to their front yard. A staff appraiser inspected the property and said the property immediately beyond the yard area is a steep slope. Based on the inspection and further evaluation by management the offer was accepted. The attached map Exhibit A shows the parcel as Tax Lot 100.

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 reinstate the property on 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.

Required Signature

Elected Official or
Department/
Agency Director:



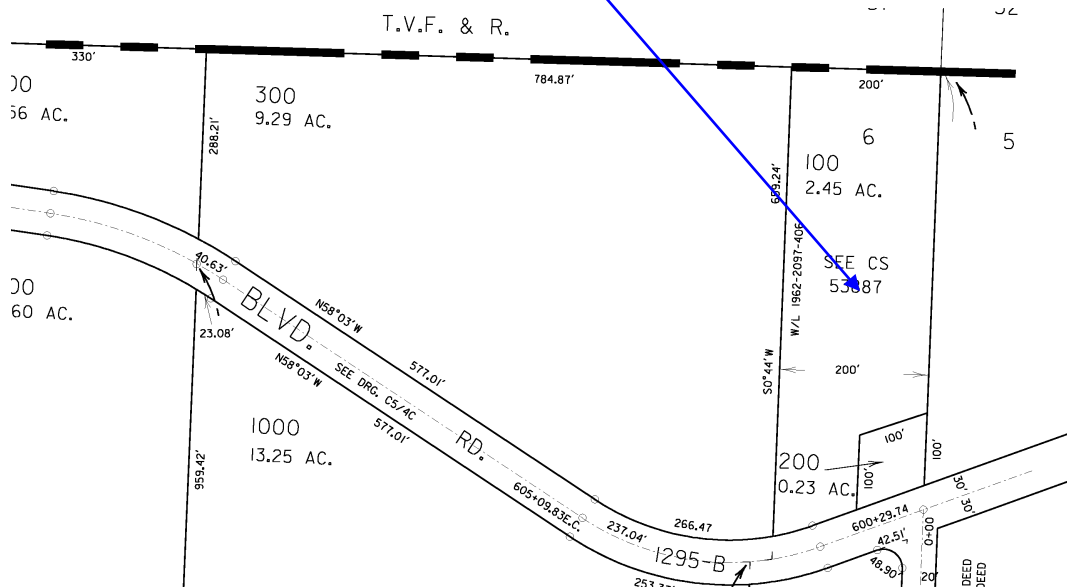
Mindy Harris

Date:

10/26/11

EXHIBIT A

Tax Account Number R323935 – Tax Lot 100
Location: NW Skyline Portland OR 97231



Adjacent to 11390 NW Skyline Blvd Portland OR 97231



Exhibit B

LEGAL DESCRIPTION:

A tract of land in the Northeast One-Quarter of Section 6, Township 1 North, Range 1 West, of the Willamette Meridian, Multnomah County, Oregon described as follows:

Commencing at a point in the North line of Skyline Boulevard, where the same intersects the East line of said Northeast One-Quarter of Section 6; thence North, along the East line of said Section 6, a distance of 100 feet to the true point of beginning of the tract of land herein described: thence Westerly, and parallel with the North line of said Skyline Boulevard, a distance of 100 feet to a point; thence South and parallel with the East line of said Section 6, a distance of 100 feet to the North line of said Skyline Boulevard; thence Westerly, along the North line of said Skyline Boulevard, such sufficient distance to reach a point on said North line of said Skyline Boulevard, located a distance of 200 feet distant from the East line of said Section 6, (when measured at right angles thereto); thence North, to a point on the North line of Section 6 which is 200 feet West of the Northeast corner of said Section 6; thence East, along said North line, a distance of 200 feet to the Northeast corner of said Section 6; thence South along the East line of Section 6, to the point of beginning.

Excepting from the above described, all minerals, except coal and iron, as contained in instrument recorded December 6, 1895 in Book 229 Page 259 Multnomah County Deed records and also by instrument recorded April 27, 1893 in Book 196 Page 300 Multnomah County Deed Records.

PROPERTY ADDRESS	Adjacent to 11390 NW Skyline BLVD
TAX ACCOUNT NUMBER:	R323935
GREENSPACE DESIGNATION:	Green Space
SIZE OF PARCEL:	More or less 2.52 AC
REAL MARKET VALUE:	\$160,000

Itemized Expenses For Total Price of Private Sale

BACK TAXES & INTEREST:	\$14,502.78
MAINTENANCE COST & EXPENSES:	\$0
RECORDING FEE:	\$41.00
TOTAL	\$14,543.78
MINIMUM PRICE REQUEST OF PRIVATE SALE	\$20,000.00