



# MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(Revised: 8/18/11)

### Board Clerk Use Only

Meeting Date: 1/31/13  
 Agenda Item #: C.2  
 Est. Start Time: 9:30 am  
 Date Submitted: 1/15/13

**Agenda Title: RESOLUTION Authorizing the Private Sale of a Tax Foreclosed Property To Rodney M. & Paula M. Rhodes**

*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:** January 31st, 2013      **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?

The Assessor is requesting the Board approve the private sale of a tax foreclosed property to the adjacent property owners Rodney M. & Paula M. Rhodes.

### 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 September 22, 1998. The adjacent property owner's realtor contacted the County about purchasing the strip at private sale per ORS 275.225 because their house and fence encroach on the County's strip. The parcel is approximately 436 square feet, is not buildable, and is on the current tax roll with a real market value of \$200. The adjacent owner offered to purchase the strip for \$200 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 partial 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.**

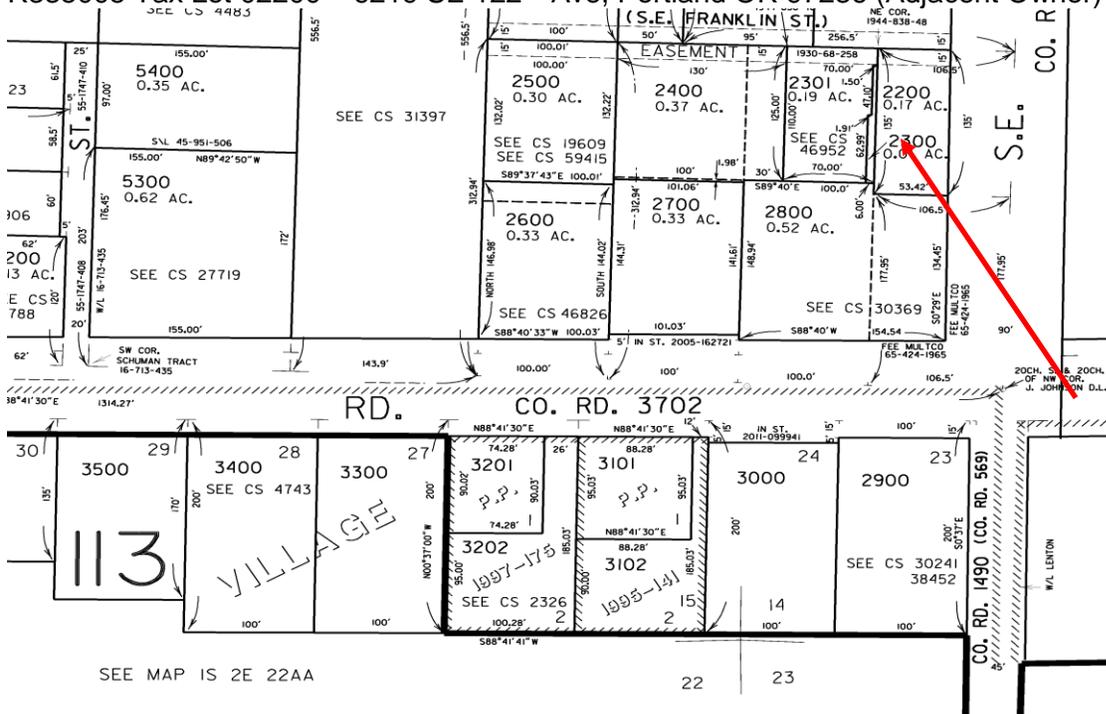
No citizen or government participation is anticipated.

**Exhibit A**

R335131 Tax Lot 02300 – adjacent to 6219 SE 122<sup>nd</sup> Ave, Portland OR 97236



R335005 Tax Lot 02200 – 6219 SE 122<sup>nd</sup> Ave, Portland OR 97236 (Adjacent Owner)



**EXHIBIT B**

**LEGAL DESCRIPTION:**

A tract of land in the Jacob Johnson Donation Land Claim, in the Southwest One-Quarter of Section 14, Township I South, Range 2 East the Willamette Meridian, Multnomah County, Oregon, described as follows:

Commencing at a concrete monument found at the Southwest corner of said Section 14; thence North 11°56'47" East a distance of 434.80 feet to a 5/8 inch iron rod on the South line of that certain tract of land described in deed to John H. Poppy, et ux, recorded May 22, 1944 in Book 838, Page 48, Multnomah County Deed Records said point being the true point of beginning; thence South 89°40'00" East along the South line of said Poppy tract 6.00 feet to the Southeast corner thereof, being a point on West line of that certain tract of land conveyed to Kenneth James Smith, et ux, by deed recorded April 7, 1986 in Book 1896, Page 2064, Multnomah County Deed Records; thence North 00°00'00" East along the line common to said Poppy and Smith tracts 110.00 feet to a 5/8 inch iron rod on the South line of a 30 foot ingress-egress easement recorded April 11, 1930 in Book 68, Page 258, Multnomah County Deed Records; thence North 89°40'00" West along said easement South line 1.50 foot to a point on an existing fence line; thence South 00°54'18" West along said existing fence line and along the Westerly line of an existing house 47.10 feet to the Southerly West corner of said existing house; thence North 87°42'37" West 1.91 feet to an angle point on the existing fence line; thence South 01°43'07" West 62.99 feet to the aforementioned 5/8 inch iron rod on the South line of said Poppy tract, and the point of beginning.

PROPERTY ADDRESS: Adjacent to 6219 SE 122<sup>nd</sup> Ave  
 TAX ACCOUNT NUMBER: R335131  
 GREENSPACE DESIGNATION: No designation  
 SIZE OF PARCEL: More or less 436 square feet  
 ASSESSED VALUE: \$200

**Itemized Expenses For Total Price of Private Sale**

BACK TAXES & INTEREST& FEES:	\$220.77
MAINTENANCE COSTS:	\$00.00
CITY LIENS:	\$00.00
RECORDING FEE:	\$41.00
TOTAL	\$261.77
MINIMUM PRICE REQUEST OF PRIVATE SALE	\$200.00

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## Required Signature

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Elected  
Official or  
Department  
Director:

Karyne Kieta /s/

**Date:**

1-14-13