



GARY BARTH
DIRECTOR

BUSINESS & COMMUNITY SERVICES

DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

September 10, 2015

Board of County Commissioner
Clackamas County

Members of the Board:

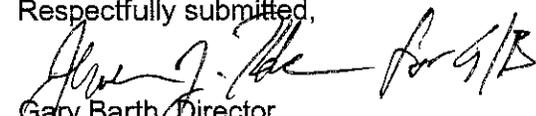
A Board Order Approving the Clackamas County Public Oral Auction to Disperse Tax Foreclosed and Surplus Properties October 21, 2015 and the Government Distribution to Clackamas County DTD Road Maintenance.

Purpose/Outcomes	Public Oral Auction to return tax foreclosed parcels to the tax rolls generating property tax revenue for all taxing jurisdictions within Clackamas County. The Government transfer will allow DTD to maintain the section of road that abuts the property without having to obtain an easement from a private party.
Dollar Amount and Fiscal Impact	Proceeds from property sales in excess of the actual expenses incurred by the County to operate the program may be distributed by the County Treasurer to all taxing entities within Clackamas County. Dollar amount varies depending on the auction results.
Funding Source	No General Fund resources are currently allocated to this program.
Safety Impact	Limit the liability on these parcels by returning them to the tax rolls.
Duration	The auction is held at least annually. Government distribution lists are sent out prior to all auctions.
Previous Board Action	A Study Session with the Board of County Commissioners was held on August 11, 2015 to discuss these parcels. The Board approved the list of properties for the October 21, 2015 Public Oral Auction as well as the government distribution of 22E29DD00900 to DTD Road Maintenance.
Contact Person	Rick Gruen, Property Resources Manager 503.742.4345

BACKGROUND: Clackamas County's Department of Assessment and Taxation annually forecloses on tax-delinquent properties. The foreclosure process is a six year process – taxes must be delinquent for three years, then a two year judgment is filed and in the sixth year foreclosure occurs and the property is deeded to the County in lieu of uncollected taxes. Following the recording of the deed in the County's name, the management and disposition is then transferred to the Property Resources Division of the Department of Business and Community Services. Property Resources Division is tasked with managing, administering and dispersing of tax foreclosed real property assets in a cost effective manner that will provide a County public benefit. Oregon Revised Statutes provides for Property Resources Division to recover annual operational expenses. No General Fund resources are currently allocated to this program

RECOMMENDATION: Staff recommends Board approval of the proposed Public Auction sale list including established minimum bids as well as the proposed government transfer to Clackamas County DTD Road Maintenance.

Respectfully submitted,


Gary Barth, Director
Business and Community Services

In the Matter of the Sale of Real
Property acquired by Clackamas
County by tax deed, gift or purchase.

ORDER NO.

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This matter coming before the Board of County Commissioners at this time, and it appearing to the Board that the real property parcels listed below, having been acquired by Clackamas County by tax deed, gift or purchase, are not currently in use for County purposes; and

IT FURTHER APPEARING a list of the proposed auction properties was circulated and reviewed by County Department Heads and other governmental agencies within Clackamas County and are therefore presumed surplus except for map number 22E29DD00900 which was approved for government transfer to DTD Roads Maintenance.

IT FURTHER APPEARING to the Board that the following properties should be offered for public sale for not less than the minimum price specified herein and in compliance with applicable portions of ORS Chapter 275.110. That the Government Transfer amount not to be less than the designated amount applicable to BCS Property Resources Policies and Procedures;

NOW, THEREFORE, the Board finds that the real property parcels listed below are surplus, map number 22E29DD00900 is approved for government transfer, and selling them is in the best interest of the citizens of Clackamas County.

IT IS HEREBY ORDERED that the following properties shall be offered for sale for not less than the minimum price specified herein and in compliance with the applicable portions of ORS Chapter 275.110 at 10:00 a.m. on October 21, 2015.

Parcels may be encumbered with restrictions, easements, conditions and covenants.

In the Matter of the Sale of Real
Property acquired by Clackamas
County by tax deed, gift or purchase.

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Public Oral Auction
Clackamas County Surplus Real Estate
Location: Development Services Building
Auditorium - Room 115
150 Beaver Creek Rd.
Oregon City, OR 97045

October 21, 2015
REGISTRATION begins at 9:00 a.m.
AUCTION begins at 10:00 a.m.

***** 4 Listings *****

Information regarding the auction can be found at the following:

Clackamas County Web site: www.clackamas.us/property
Clackamas County Property Resources office at 150 Beaver Creek Rd.,
(Development Services Building) in Oregon City
Property Resources Property Agent at 503.742.4384

PLEASE BE ADVISED THAT CLACKAMAS COUNTY RESERVES THE RIGHT TO WITHDRAW PROPERTIES AT ANY TIME PRIOR TO SALE.

***** Auction will be conducted in English and in U.S. currency only *****

Item #	Description	Assessed Real Market Value \$	Minimum Bid \$	Deposit Amount- 20% of the Minimum Bid
1	22E08CB00124 Unimproved Land- 6420 Mabel Ave Milwaukie, OR 97267 • Approximately .48 Acres	\$119,985	\$59,993	\$11,999
2	23E05D 01100 Improved Parcel- 19292 SE Sunnyside Rd Damascus, OR 97089 • Approximately .41 Acres	\$121,058	\$N/A Pending Appraisal	\$N/A Pending Appraisal
3	27E32DD01100 Unimproved Land- off of HWY 26 and Farragut Street • Approximately .23 Acres	\$34,533	\$8,634	\$1,727

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 Property acquired by Clackamas
 County by tax deed, gift or purchase.

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4	32E05BA00802 and 32E05BA00803 Unimproved Land- off of Hood Street • Approximately .27 Acres Combined	\$83,600	\$N/A Pending Appraisal	\$N/A Pending Appraisal
GOVERNMENT TRANSFER TO CLACKAMAS COUNTY DTD ROADS MAINTENANCE				
Item	Description	Assessed Real Market Value	Transfer Value	
1	22E29DD00900 Unimproved Land- off of Redland Road and HWY 213 • Approximately .53 Acres	\$31,148	\$3,689	

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Property acquired by Clackamas
County by tax deed, gift or purchase.

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IT IS FURTHER ORDERED that the Sheriff of Clackamas County, Oregon be and is hereby directed and authorized to sell the above described properties in the manner provided by law and for not less than the minimum price herein determined for the auction parcels; and

IT IS FURTHER ORDERED that the Sheriff of Clackamas County, Oregon is hereby directed to advertise the sale of the above described properties for auction, in a newspaper of general circulation, circulated and published in Clackamas County, once a week for four consecutive weeks prior to such sale. Such notice shall include the date, time and place of sale, the description of the properties or interests therein to be sold, the market value of the properties or interests as determined by a certified appraiser or the Clackamas County Department of Taxation and Assessment, the minimum price as fixed by the Board at the date of this order. The Sheriff shall further make a proof of publication of such notice in the same manner as proof of publication of summons is made and shall file such proof of publication with the county clerk. Copies of all Sheriff Sale documents shall be forwarded to the Property Resources section upon sale completion; and

IT IS FURTHER ORDERED that the Director or Deputy Director of Business and Community Services, is hereby authorized to act as representative of the Board of County Commissioners in the acceptance and execution of all documents necessary for the sales; and that the Director of Finance for Clackamas County is hereby authorized to execute all necessary documentation for the fulfillment of any contracts of sale associated with these sales at the time of fulfillment, as representative for the Board of County Commissioners.

DATED this 10th day of September, 2015

BOARD OF COUNTY COMMISSIONERS

Chair

Recording Secretary