



March 24, 2016

Board of County Commissioner
Clackamas County

Members of the Board:

A Board Order Approving the List of Tax Foreclosed Properties for Declaration as
Surplus at Established Minimum Bid Amounts

Purpose/Outcomes	Return tax foreclosed parcels to the tax rolls
Dollar Amount and Fiscal Impact	Dollar amount varies depending on sale results.
Funding Source	N/A
Duration	Management and disbursement of tax foreclosed and surplus properties are ongoing.
Previous Board Action	A Study Session with the Board of County Commissioners was held on March 1, 2016 to discuss these parcels. The Board approved the list of tax properties to be declared as surplus for sale or distribution.
Strategic Plan Alignment	1. Management of Tax Foreclosed properties 2. Build public trust through good government.
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. No General Fund resources are currently allocated to this program

RECOMMENDATION: Staff recommends the Board of County Commissioners approve the list of tax foreclosed properties for declaration as surplus and set the minimum bid amounts as presented.

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.

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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.

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;

NOW, THEREFORE, the Board finds that the real property parcels listed below are surplus, 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.

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

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**Clackamas County Surplus Real Estate Public Oral Auction
Development Services Building
Auditorium
150 Beaver Creek Rd., Oregon City, OR 97045
Date: TBD**

**REGISTRATION begins at 9:00 a.m. / AUCTION begins at 10:00 a.m.
* * * 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	12E27DB02201 Unimproved Land-Clover Lane Happy Valley, OR Approximately .55 Acres	\$130,407	\$230,000	\$46,000
2	27E32AC03500 Unimproved Land- off of Winnie Road and Polly Road Approximately 1.09 Acres	\$35,096	\$26,322	\$5,264
3	27E33DD00300, 400, and 2700 Unimproved Land- off of Rockwood Creek Lane (Rhododendron) Approximately 2.82 Acres	\$25,032	\$6,258	\$1,252

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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; and

IT IS FURTHER ORDERED that the Sheriff of Clackamas County, Oregon is hereby directed to advertise the sale of the above described property 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 24th day of March, 2016

BOARD OF COUNTY COMMISSIONERS

Chair

Recording Secretary