

T9D2

AGENDA COVER MEMORANDUM

Agenda Date: January 22, 2003

DATE: January 6, 2003
TO: Board of County Commissioners
DEPARTMENT: Management Services
PRESENTED BY: Jeff Turk, Property Management Officer

SUBJECT: ORDER/IN THE MATTER OF AUTHORIZING THE SALE OF SURPLUS COUNTY OWNED REAL PROPERTY TO RONALD J. SMITH FOR \$1,500 (MAP # 17-12-35-10-00167, ADJACENT TO 5873 MERCER CREEK DRIVE, FLORENCE)

1. **PROPOSED MOTION:** THE BOARD OF COUNTY COMMISSIONERS MOVES TO AUTHORIZE THE SALE OF SURPLUS COUNTY OWNED REAL PROPERTY TO RONALD J. SMITH FOR \$1,500 (MAP # 17-12-35-10-00167, ADJACENT TO 5873 MERCER CREEK DRIVE, FLORENCE)
2. **ISSUE/PROBLEM:** Mr. Smith has submitted an offer of \$1,500 for the subject property. The offer is being forwarded to the Board for consideration for acceptance.
3. **DISCUSSION:**

3.1 Background

The subject property is a triangular shaped .22 acre unimproved lot in the Sutton Lake Heights subdivision. The subject property is zoned R1. The subject property was acquired through tax foreclosure in September, 1992. The parcel has an assessed value of \$12,260.

The topography is moderate to steep and no services such as water or sewer are available. Given these conditions, together with its size, the parcel likely cannot be developed with a dwelling. It can be used for recreational purposes such as parking a recreational vehicle upon it.

The subject property was offered at a recent Sheriff's sale held on December 9, 2002 with a minimum bid of \$6,000. The subject property has been offered at previous Sheriff sales –

one in 1993 with a minimum bid of \$9,610 and one in 1999 with a minimum bid of \$7,000. The parcel has been available for private sale after each Sheriff's sale.

Analysis

As the parcel likely cannot be developed it has minimal value. Mr. Smith's offer provides an opportunity for the county to return the parcel to private ownership and the tax roll.

Pursuant to ORS 275.200, property that did not sell at a Sheriff's sale can be sold at private sale without further notice but for not less than 15% of its minimum bid at the Sheriff's sale. The \$1,500 offer meets the requirements of ORS 275.200.

3.3 Alternatives/Options

The Board can reject Mr. Smith's offer and direct staff to continue negotiations or offer the property at a future Sheriff's sale.

3.4 Recommendation

It is recommended that the offer of \$1,500 be accepted.

3.5 Timing

None.

4. **IMPLEMENTATION/FOLLOW-UP:** Upon approval by the Board of County Commissioners, the Quitclaim Deed will be executed and the property will be sold.
5. **ATTACHMENTS:**
 - Board Order
 - Quitclaim Deed
 - Tax Map

IN THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY, OREGON

ORDER NO.

IN THE MATTER OF AUTHORIZING THE SALE OF
SURPLUS COUNTY OWNED REAL PROPERTY TO
RONALD J. SMITH FOR \$1,500 (MAP # 17-12-35-10-
00167, ADJACENT TO 5873 MERCER CREEK DRIVE,
FLORENCE)

WHEREAS this matter now coming before the Lane County Board of Commissioners and said Board deeming it in the best interest of Lane County to convey the following real property which was acquired through tax foreclosure, to wit:

Lot 22, Block 3, SUTTON LAKE HEIGHTS BY THE SEA as platted and recorded in Volume 39, Page 11, Lane County Oregon Plat records (map # 17-12-35-10-00167)

WHEREAS said real property is owned by Lane County and not in use for County purposes, and sale of said property would benefit Lane County by its return to the tax roll, and

WHEREAS said parcel was offered at a Sheriff's sale on December 9, 2002 with a minimum bid of \$6,000 and

WHEREAS no bids were received for said parcel and it remained unsold at the close of said sale

IT IS HEREBY ORDERED that pursuant to ORS 275.200 and ORS 275.275, the parcel be sold to Ronald J. Smith for \$1,500, that the Quitclaim Deed be executed by the Board and that the proceeds be disbursed as follows:

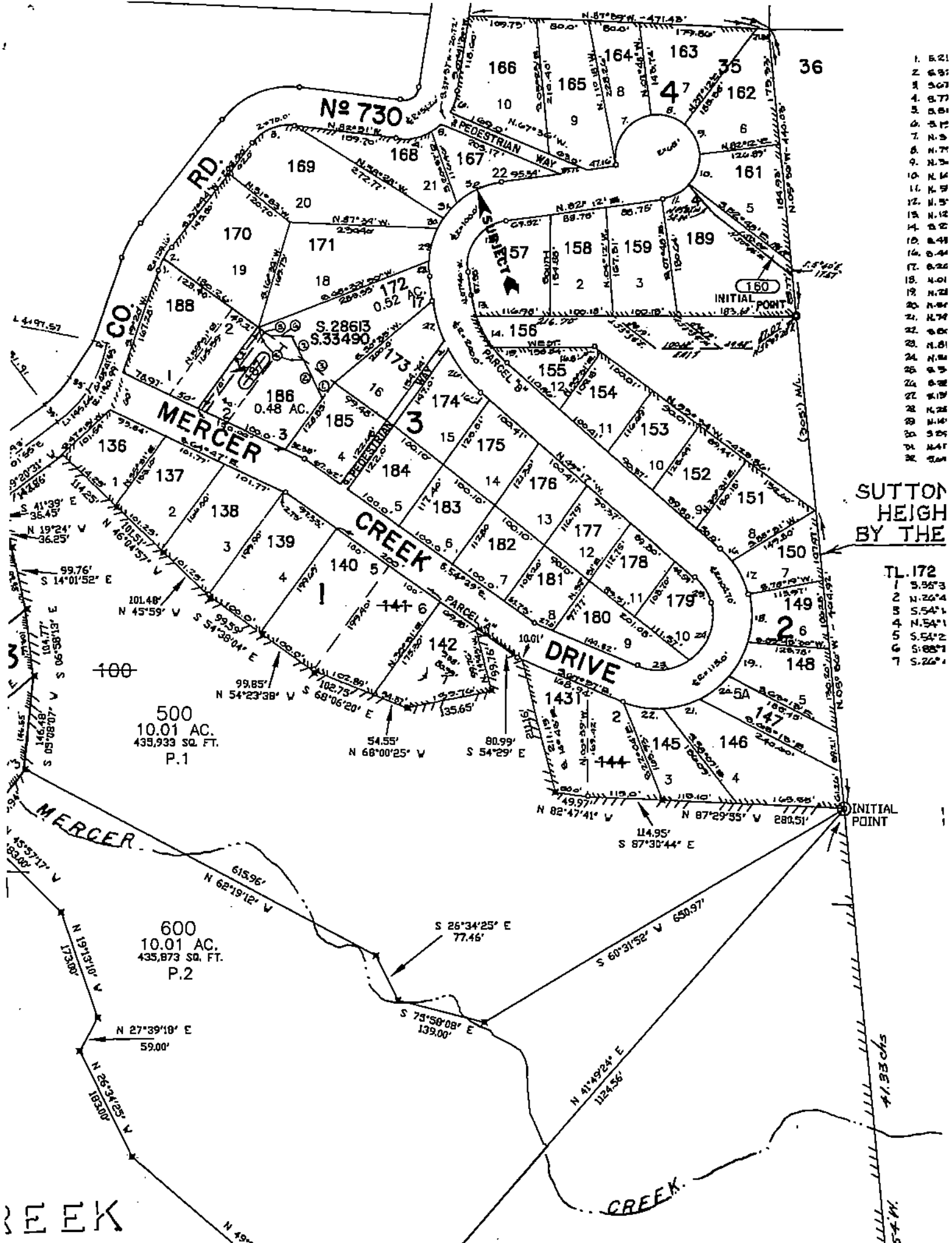
Foreclosure Fund	(228-5570270-446120)	\$1,450.00
General Fund	(124-5570260-436521)	50.00

IT IS FURTHER ORDERED, that this Order shall be entered into the records of the Board of Commissioners of the County.

DATED this _____ day of _____, 20____.

Chair, Board of County Commissioners

IN THE MATTER OF AUTHORIZING THE SALE OF SURPLUS COUNTY OWNED REAL PROPERTY
TO RONALD J. SMITH FOR \$1,500 (MAP # 17-12-35-10-00167, ADJACENT TO 5873 MERCER CREEK
DRIVE, FLORENCE)



- 1. 5.21
- 2. 6.95
- 3. 3.67
- 4. 6.77
- 5. 5.51
- 6. 3.15
- 7. 7.95
- 8. 7.77
- 9. 7.35
- 10. 7.14
- 11. 7.59
- 12. 7.35
- 13. 7.12
- 14. 7.25
- 15. 7.41
- 16. 7.44
- 17. 7.26
- 18. 7.01
- 19. 7.22
- 20. 7.04
- 21. 7.74
- 22. 7.04
- 23. 7.81
- 24. 7.84
- 25. 7.55
- 26. 7.82
- 27. 7.19
- 28. 7.28
- 29. 7.16
- 30. 7.26
- 31. 7.47
- 32. 7.54

- TL. 172
- 1. 3.353
 - 2. 1.264
 - 3. 5.541
 - 4. 4.541
 - 5. 5.542
 - 6. 5.881
 - 7. 5.261

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