

AGENDA COVER MEMORANDUM

W. 9.E.2

Agenda Date: June 1, 2005

DATE: May 18, 2005

TO: Board of County Commissioners

DEPARTMENT: Management Services

PRESENTED BY: Jeff Turk, Property Management Officer 2

SUBJECT: ORDER/IN THE MATTER OF AUTHORIZING THE SALE OF SURPLUS COUNTY OWNED REAL PROPERTY TO RANDOLPH A. ALLEN FOR \$500 (17-02-33-44-01421-901, 5660 DAISY ST., #2, SPRINGFIELD, IMPROVEMENTS ONLY)

1. **PROPOSED MOTION:** THE BOARD OF COUNTY COMMISSIONERS MOVES TO AUTHORIZE THE SALE OF SURPLUS COUNTY OWNED REAL PROPERTY TO RANDOLPH A. ALLEN FOR \$500 (17-02-33-44-01421-901, 5660 DAISY ST., #2, SPRINGFIELD, IMPROVEMENTS ONLY)
2. **ISSUE/PROBLEM:** Mr. Allen has submitted an offer of \$500 for the subject property. The Board is being asked to accept or reject the offer.
3. **DISCUSSION:**

3.1 Background

The subject property was acquired through property tax foreclosure in September, 2004. The subject property consists of improvements only – no land. The improvements are a 6'x 6' storage shed and an awning attached to a manufactured dwelling taxed as personal property in a mobile home park. The subject has a current assessed value of \$1,520. The subject property is in fair condition.

Mr. Allen is the land owner on which the improvements lie and has also acquired the manufactured dwelling (which was foreclosed upon by a lender).

3.2 Analysis

Foreclosure of improvement only accounts presents difficulties to the county. As the county does not own the land on which the improvements reside the property owner can ask the county for rental payments or ask the county to remove the improvements (both have occurred in the past). Mr. Allen has not asked for this and just wishes to acquire title to the improvements to resolve the matter.

ORS 275.225 provides for selling County owned real property at private sale which has an assessed value under \$5,000 and is not suited for the placement of a dwelling under current zoning and building ordinances. Notice of a proposed sale of the subject was published in the Register Guard on May 3, 2005. The County may sell the subject not less than 15 days from the date of publication of the notice. The subject parcel qualifies for private sale pursuant to ORS 275.225.

3.3 Alternatives/Options

1. Sell the property per Mr. Allen's offer.
2. Negotiate other sale terms than those offered.
3. Offer the parcel at a future Sheriff's sale.

3.4 Recommendation

It is recommended that the offer be accepted and the property sold.

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 sold.
5. **ATTACHMENTS:**
Board Order
Quitclaim Deed

Plat 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 RANDOLPH A. ALLEN FOR \$500 (17-02-33-44-01421-901, 5660 DAISY ST., #2, SPRINGFIELD, IMPROVEMENTS ONLY)

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 sell the following property which was acquired through tax foreclosure, to wit:

Assessor's IMPROVEMENT ONLY account # 1608858 with said improvements residing on real property described as MOUNTAIN VIEW MOBILE HOME ESTATES, Lot 24, Block 1 (17-02-33-44-01421-901)

WHEREAS said property is owned by Lane County, consists of improvements only 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 property is assessed under \$5,000 on the most recent tax roll and is unsuited for the placement of a dwelling and

WHEREAS notice of the County's intent to sell said real property was published on May 3, 2005 in the Eugene Register-Guard and sale of said real property shall occur 15 days after publication of said notice

IT IS HEREBY ORDERED that, pursuant to ORS 275.225 and ORS 275.275, the real property be sold to Randolph A. Allen for \$500, that the Quitclaim Deed be executed and that the proceeds be disbursed as follows:

Foreclosure Fund	(228-5570270-446120)	\$294
General Fund	(124-5570260-436521)	206

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____.

Anna Morrison, Chair, Lane County Board of Commissioners

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APPROVED AS TO FORM

Date 5-20-05 lane county


OFFICE OF LEGAL COUNSEL

