



DAN JOHNSON
DIRECTOR

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT
DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD OREGON CITY, OR 97045

April 20, 2023

BCC Agenda Date/Item: _____

Board of County Commissioners
Clackamas County

Approval of the 2023 Tax Foreclosed Property Disposition Declaration of Surplus. No fiscal impact. No County General Funds are involved.

Previous Board Action/Review	4/11/2023: BCC reviewed and approved the proposed tax foreclosed parcels for declaration as surplus.		
Performance Clackamas	1. The purpose of the Department of Transportation and Development (DTD) / Property Disposition program is to provide management and disposition of tax foreclosed properties in a cost effective manner. Dispersing them for public benefit or conveying county-owned properties advances the goal of returning them to the tax rolls. 2. Builds public trust through good government by conducting property transactions in a transparent manner.		
Counsel Review	Yes KR 4/11/23	Procurement Review	N/A
Contact Person	D'Anne Rome	Contact Phone	503-742-4385

EXECUTIVE SUMMARY:

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 Disposition Division of the Department of Transportation.

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Property Disposition 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. DTD/Property Disposition has vetted this list with government partners around the region to ensure there is no public necessity for the properties in question. No General Fund resources are allocated to this program.

RECOMMENDATION:

Staff recommends the Board of County Commissioners approve the attached Board Order and list of tax foreclosed properties for declaration as surplus and authorizing public sale. Minimum bid amount will be based on the appraisal or Assessor's Real Market Value.

Respectfully submitted,

Dan Johnson

Dan Johnson, Director
Department of Transportation & Development

Attachment

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF CLACKAMAS COUNTY, STATE OF OREGON**

In the Matter of Approving The
Sale of Real Property acquired by
Clackamas County by Tax Deed.



Board Order No. _____
Page 1 of 4

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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Board Order No. _____
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Description	Assessed Real Market Value	Minimum Bid Amount	Deposit Amount- 20% of the minimum bid
22E03DA02400 Unimproved parcel Happy Valley Approximately .10 acres	\$35,142	\$8,785	\$1,757
22E15C 00702 Unimproved parcel is located off of Clackamas River Drive & Brunner Rd. Approximately 1.50 acres and	\$52,910	\$26,455	\$5,291
22E18DC00209: Improved parcel located at 18148 SE Sun Meadow Ct., Milwaukie, OR 97267. Approximately .10 Acres	\$410,444	\$266,250	\$53,250
22E19AD07000: Improved parcel acres located at 1640 Manor Drive, Gladstone, OR 97027 Approximately .28 Acres	\$422,141	\$157,000	\$31,500
22E31DA01601: Unimproved parcel is located off of Van Buren & 6 th Street in Oregon City, OR Approximately .15 acres	\$81,202	\$40,606	\$8,121
22E31DA03200 Unimproved commercial parcel is located off of JQ Adams Street in Oregon City, OR Approximately .02 acres	\$24,338	\$6,084	\$1,216
24E08 00502 Improved parcel located at 31262 SE Kelso Rd., Boring OR 97009 Approximately 5.16 acres	\$559,213	\$368,550	\$73,710
27E32BC11900 Unimproved parcel off of Lataurelle Rd. and Hwy 26 in Welches, OR 97067 Approximately .17 acres	\$77,269	\$19,317	\$3,863

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Description	Assessed Real Market Value	Minimum Bid Amount	Deposit Amount- 20% of the minimum bid
27E32BD05200, 05300 & 05400 Improved (1 of 3) contiguous parcels located at 66947 E Oregon Street, Welches, OR 97067 Approximately .21 acres	\$117,834	\$88,375	\$17,675
35E05 01401 Improved (carport only) is located at 42990 SE Wildcat Mtn. Rd., Sandy, OR 97055 Approximately 3.04 acres	\$276,941	\$207,705	\$41,541
35E20 01004 Improved parcel located at 32390 SE Belfils Rd., Estacada, OR 97027 Approximately 8.86 acres	\$419,185	\$217,500	\$56,000
37E03BA02100 Unimproved parcel located off of Arthur Hailey Rd., Rhododendron, OR 97049 Approximately .11 Acres	\$23,289	\$11,644	\$2,328
37E03CA05200 Unimproved parcel located off of Jennie Lane, Rhododendron, OR 97049 Approximately .17 acres	\$65,209	\$32,604	\$6,520

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Board Order No. _____
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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 DTD/Property Disposition section upon sale completion; and

NOW, THEREFORE, IT IS HEREBY ORDERED that the Director or Deputy Director of the Department of Transportation, is hereby authorized to act as representative of the Board of County Commissioners in the acceptance of all documents necessary for the sales; as representative for the Board of County Commissioners.



DATED this _____ day of April, 2023.

BOARD OF COUNTY COMMISSIONERS

Chair

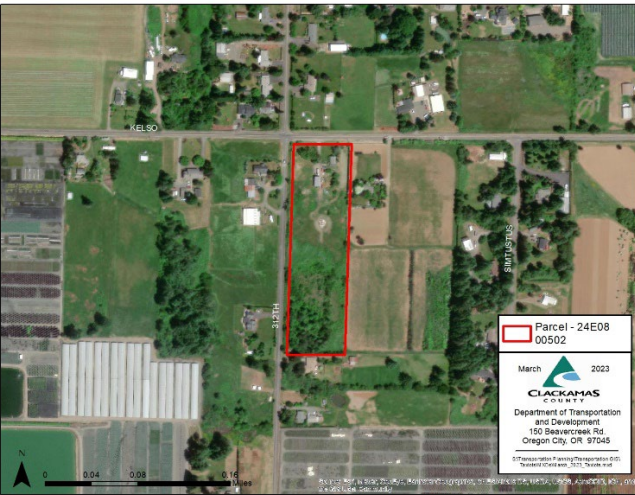
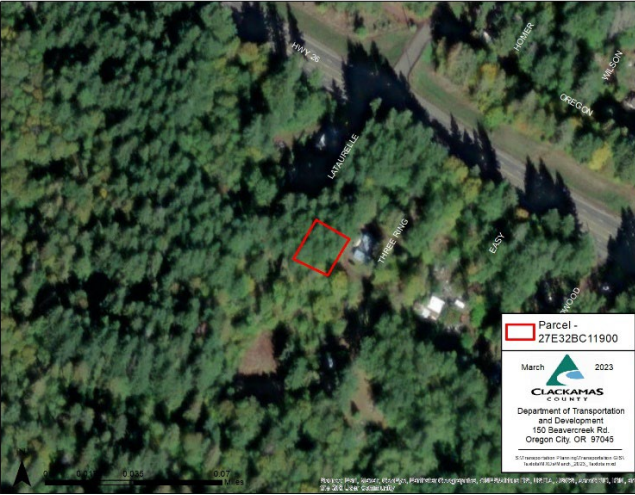
Recording Secretary



ATTACHMENT A

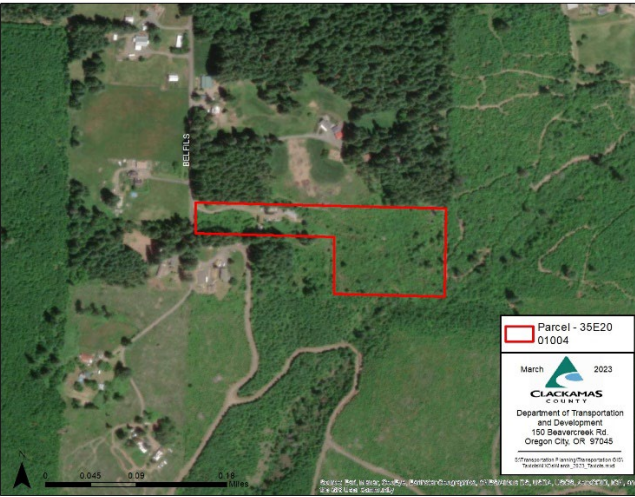

Item	Aerial View	Description	Assessed Real Market Value	Minimum Bid Amount	Deposit Amount- 20% of the minimum bid
1		<p>Tax Lot Number 22E03DA02400 Parcel Number 01876189</p> <p>Unimproved parcel located at SE Summer Pl & SE 119th Dr, Unincorporated Clackamas Co., 97015</p> <p>Zone: R8.5 0.1 Acres Fire District: Clackamas RFPD #1 Park District: North Clackamas Park District School District: North Clackamas Sewer: Clackamas County Service District #1 Water: SUNRISE WATER AUTHORITY</p> <p>Latitude: 45° 25' 19.49 N Longitude: 122° 32' 28.31 W</p>	\$35,142	\$8,785	\$1,757
2		<p>Tax Lot Number 22E15C 00702 Parcel Number 00485996</p> <p>Unimproved parcel new Clackamas River Dr., 97045 Unincorporated Clackamas County</p> <p>Zone EFU: 1.37 Acres Fire District: Clackamas RFPD #1 Park District: Not in District School District: Oregon City Sewer: Not In District Water: Not in District</p> <p>Latitude: +45.2341484 Longitude: -122.331831</p>	\$52,910	\$26,455	\$5,291

<p>3</p>		<p>Tax Lot Number 22E18DC00209 Parcel Number 00518719</p> <p>Improved parcel located at 18148 SE SUN MEADOW CT, MILWAUKIE, 97268</p> <p>Zone R7: 0.1 Acres Fire District: Clackamas RFPD #1 Park District: NORTH CLACKAMAS PARKS AND School District: Oregon City Sewer: Oak Lodge Water Services District Water: OAK LODGE</p> <p>Latitude: +45.233236 Longitude: -122.36195</p>	<p>\$410,444</p>	<p>\$266,250</p>	<p>\$53,250</p>
<p>4</p>		<p>Tax Lot Number 22E19AD07000 Parcel Number 00523357</p> <p>Improved parcel located at 1640 MANOR DR, GLADSTONE, OR 97027</p> <p>Zone R7.2: 0.28 Acres Fire District: Gladstone Park District: Not in District School District: Gladstone Sewer: WES Tri-City Water: Gladstone</p> <p>Latitude: +45.2306614 Longitude: -122.36248631</p>	<p>\$422,141</p>	<p>\$157,000</p>	<p>\$31,500</p>

<p>5</p>		<p>Tax Lot Number 22E31DA01601 Parcel Number 00578841 Unimproved parcel located at 6th St & Van Buren St, Oregon City, 97045</p> <p>Zone R3.5: 0.15 Acres Fire District: Clackamas RFPD #1 Park District: Not in District School District: Oregon City Sewer: WES TRI-CITY Water: Oregon City</p> <p>Latitude: +45.2107856 Longitude: -122.355926</p>	<p>\$81,202</p>	<p>\$40,606</p>	<p>\$8,121</p>
<p>6</p>		<p>Tax Lot Number 22E31DA03200 Parcel Number 00579029 Unimproved parcel located at 5th St & Jq Adams St, Oregon City, 97045</p> <p>Zone MUC1: 0.03 Acres Fire District: Clackamas RFPD #1 Park District: Not in District School District: Oregon City Sewer: WES TRI-CITY Water: Oregon City</p> <p>Latitude: +45.2108935 Longitude: -122.361040</p>	<p>\$24,338</p>	<p>\$6,084</p>	<p>\$1,216</p>

<p>7</p>	 <p>Parcel - 24E08 00502</p> <p>March 2023</p> <p>CLACKAMAS COUNTY Department of Transportation and Development 150 Beavercreek Rd. Oregon City, OR 97045</p> <p>0 0.04 0.08 0.16 Miles</p>	<p>Tax Lot Number 24E08 00502 Parcel Number 00651048 Improved parcel located at 31262 SE KELSO RD, BORING, 97009</p> <p>Zone RRF5: 5.16 Acres Fire District: Clackamas RFPD #1 Park District: NOT IN A DISTRICT School District: OREGON TRAIL Sewer: Not in a District Water: Not in a District Latitude: -122.202907 Longitude: +45.25001630</p>	<p>\$559,213</p>	<p>\$368,550</p>	<p>\$73,710</p>
<p>8</p>	 <p>Parcel - 27E32BC11900</p> <p>March 2023</p> <p>CLACKAMAS COUNTY Department of Transportation and Development 150 Beavercreek Rd. Oregon City, OR 97045</p> <p>0 0.035 0.07 Miles</p>	<p>Tax Lot Number 27E32BC11900 Parcel Number 00733987 Unimproved parcel located at or near E Hwy 26 & E Lataurelle Ave, Unincorporated Clackamas Co., 97011</p> <p>Zone RR: 0.17 Acres Fire District: Hoodland Fire Dist #74 Park District: Not in District School District: Oregon Trail Sewer: Not in District Water: Not in District Latitude: +45.2113392 Longitude: -121.585874</p>	<p>\$77,269</p>	<p>\$19,317</p>	<p>\$3,863</p>

<p>9</p>		<p>Tax Lot Number 27E32BD05200, 05300 & 05400 Parcel Number 00734487, 0073496 & 00734502 Improved parcel located at 66947 E Oregon St, Welches, OR 97011</p> <p>Zone RR: 0.21 Acres Fire District: Hoodland Fire Dist #74 Park District: Not in District School District: Oregon Trail Sewer: Not In District Water: Not in District Latitude: +45.2113639 Longitude: -121.583364</p>	<p>\$117,834</p>	<p>\$88,375</p>	<p>\$17,675</p>
<p>10</p>		<p>Tax Lot Number 35E05 01401 Parcel Number 00958137 Improved parcel located at 42990 SE WILDCAT MOUNTAIN DR SANDY 97055</p> <p>Zone RRF5: 3.04 Acres Fire District: Sandy Fire Dist #72 Park District: Not in District School District: Oregon Trail Sewer: Not In District Water: Not in District Latitude: +45.2015543 Longitude: -122.131418</p>	<p>\$276,941</p>	<p>\$207,705</p>	<p>\$41,541</p>

<p>11</p>		<p>Tax Lot Number 35E20 01004 Parcel Number 00961622 Improved parcel located at 32390 SE BELFILS RD ESTACADA 97023</p> <p>Zone AGF: 8.86 Acres Fire District: Estacada Fire Dist #69 Park District: Not in District School District: Estacada Sewer: Not In District Water: Not in District Latitude: +45.1717132 Longitude: -122.133612</p>	<p>\$419,185</p>	<p>\$217,500</p>	<p>\$56,000</p>
<p>12</p>		<p>Tax Lot Number 37E03BA02100 Parcel Number 00964816 Unimproved parcel located at E Salmonberry Rd & E Arthur Hailey Rd, Unincorporated Clackamas Co., 97049</p> <p>Zone RR: 0.11 Acres Fire District: Hoodland Fire Dist #74 Park District: Not in District School District: Oregon Trail Sewer: Not In District Water: RHODODENDRON WATER ASSOCIATION Latitude: Longitude: -121.561227</p>	<p>\$23,289</p>	<p>\$11,644</p>	<p>\$2,328</p>

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Tax Lot Number 37E03CA05200
Parcel Number 00967797
Unimproved parcel located at
E Pinner Rd & E Jennie Ln, Unincorporated Clackamas
Co., 97049
Zone RR: 0.17 Acres
Fire District: Hoodland Fire Dist #74
Park District: Not in District
School District: Oregon Trail
Sewer: Not In District
Water: RHODODENDRON WATER ASSOCIATION
Latitude: +45.2018216 Longitude: -121.555075

\$65,209

\$32,604

\$6,520