

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

Study Session Worksheet

Presentation Date: February 14, 2012 Time: 11:00 a.m. Length: 30 min.

Presentation Title: Proposed Public Oral Auction List

Department: Business and Community Services - Property Resources Division

Presenters: Gary Barth, Laura Zentner, Stephen Madkour, Jean Athey

WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

- 1) Property Resources is requesting that the BCC review and approve the proposed Public Oral Auction sale list.
- 2) Property Resources is requesting that the BCC review and approve the proposed minimum bids for the Public Oral Auction.
- 3) Property Resources is requesting that the BCC review and approve the interest rate for the Public Oral Auction.

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 Resources Division of the Department of Business and Community Services.

The goal of the Property Resources Division is to return these properties to the tax rolls in a timely manner, therefore, providing revenue to the County and other taxing districts and minimizing the costs associated with maintaining these properties.

FINANCIAL IMPLICATIONS:

Returning tax foreclosed properties to the tax rolls generates property tax revenue for all taxing jurisdictions within Clackamas County. In addition, the Property Resources division is not funded by the County's General Fund. The proceeds generated from the public oral auction and other private land sales are used to pay the operating costs of the Property Resources division. Per statute, all proceeds from property sales in excess of the actual expenses incurred by the County to operate the program are distributed by the County Treasurer to all taxing entities within Clackamas County.

LEGAL/POLICY REQUIREMENTS:

Oregon Revised Statute prescribes the process to dispose of tax foreclosed property such as the method used to sale the property (i.e. public oral auction or private sale), the criteria for transferring or deeding property to other governmental agencies and/or other departments within Clackamas County as well as how to distribute excess proceeds. County policy prescribes details regarding the sale of property such as the amount of down payment required at auction, whether a property can be purchased for cash or contract and the contract terms, etc.

PUBLIC/GOVERNMENTAL PARTICIPATION:

Staff circulated a copy of the *Proposed Surplus Real Property Auction List* to all County Departments and various governmental agencies in Clackamas County for their review. ORS 271.330 permits other governmental agencies to request a direct transfer of a property, with Board of County Commissioner approval, when the property has a perpetual public use and fits within an adopted strategic or regional plan.

The deadline for response by other Public Agencies to make such a request was December 19, 2011. We did not receive any such requests. If properties are requested for transfer they are presented to the Board of Commissioners for review at a later date.

OPTIONS:

- 1) Property Resources is requesting that the BCC review and approve the proposed Public Oral Auction sale list.
 - i) Approve the list of properties proposed for sale.
 - ii) Modify the list of properties proposed for sale.
- 2) Property Resources is requesting that the BCC review and approve the proposed minimum bids for the Public Oral Auction.
 - i) Approve the proposed minimum bids.
 - ii) Modify the proposed minimum bids.
- 3) Property Resources is requesting that the BCC review and approve the interest rate for the Public Oral Auction.
 - i) Approve the proposed interest rate of 5.25 percent.
 - ii) Modify the proposed interest rate of 5.25 percent.

Property Resources is proposing a Public Oral Auction date of May 2, 2012. The proposed sale list currently contains 17 properties to be offered at the Public Oral Auction. Staff evaluated each property and set the minimum bid at an amount most advantageous for selling the parcels.

The following narrative descriptions relate to the properties detailed in Appendix A.

Item #1 was on last year's auction and did not receive a bid. The parcel was then offered by private sale, receiving no bids. This parcel cannot be developed because of fire lane requirements. The Assessed Real Market Value is \$58,307. The minimum bid set at last year's auction was \$14,576 which was 25 percent of the RMV. In an attempt to sell this parcel and return it to the tax rolls, staff is requesting the minimum bid be set at \$3,644 which is 25 percent of last year's minimum bid.

Item #2 is vacant land in Milwaukie and is property remaining as a result of the right-of-way taken for the Johnson Creek Road/Bridge Project. The Department of Transportation's Engineering Department has requested to have these parcels declared surplus and sold at auction. The auction value is based on the DTD Engineering staffs estimated value of \$100,000. DTD staff has requested the minimum bid be set at \$79,500 and that the parcels be sold for cash only; contract not available.

Item #3 is a vacant lot in Milwaukie that can be developed. A house was once located on the property but burned down several years ago. The Assessed Real Market Value for the parcel is \$93,226. Staff is requesting the minimum bid be set at \$69,920 which is 75 percent of the Assessed RMV.

Item #4 is located in Gresham and consists of two parcels of vacant land on 307th Avenue with a combined total of 0.13 acres. Together the parcels have an Assessed Real Market Value of \$9,822. Staff is requesting the minimum bid be set at \$4,911 which is 50 percent of the Assessed Real Market Value.

Item #5 is a single family residence located on S.E. Keeley Ct. in Clackamas. The occupant of the home has been asked to vacate the property by February 15th. If the residence is still occupied at the time of auction, this item will be removed from the auction list. The Assessed Real Market Value for the property is \$232,100. Staff is requesting the minimum bid be set at \$199,000 which is approximately 86 percent of the RMV.

Item #6 is vacant land located in Happy Valley and is property remaining after right-of-way adjustments for the 172nd Avenue from Sunnyside Road to Hwy 212 project and the access road called Big Timber Court. The Department of Transportation Engineering Department has requested to have this parcel declared surplus and sold at auction. The auction value is based on the DTD Engineering staffs estimated value of \$20,000. DTD staff has requested the minimum bid be set at \$12,500 and that the parcel be sold for cash only; contract not available.

Item #7 is vacant land located in Happy Valley and is property remaining after right-of-way adjustments for the 172nd Avenue from Sunnyside Road to Hwy 212 project and the access road called Big Timber Court. The Department of Transportation's Engineering Department has requested to have this parcel declared surplus and sold at auction. The auction value is based on the DTD's Engineering staffs estimated value of \$13,000. DTD staff has requested the minimum bid be set at \$7,500 and that the parcel be sold for cash only; contract not available.

Item #8 is vacant land located in Brightwood that consists of four parcels of property which combined create one legal lot of record with a total of 1.19 acres. The subject properties are located entirely within the one-hundred year floodplain and have no public access. The Assessed Real Market Value for the four parcels is \$82,536. Staff is requesting the minimum bid be set at \$41,268 which is 50 percent of the RMV.

Item #9 is vacant land located in Welches that consists of three parcels of property with a combined total of 0.23 acres. There is no public access to these properties. The Assessed Real Market Value for the three parcels is \$7,364. Staff is requesting the minimum bid be set at \$3,682 which is 50 percent of the RMV.

Item #10 is a 0.05 acre of vacant land located in Rhododendron that is too small to develop and is in the floodway. The Assessed Real Market Value for the parcel is \$2,670. Staff is requesting the minimum bid be set at \$1,335 which is 50 percent of the RMV.

Item #11 is a 0.30 acre of vacant land located in Rhododendron that is entirely in the floodway and has no public access. The Assessed Real Market Value for the parcel is \$2,460. Staff is requesting the minimum bid be set at \$1,230 which is 50 percent of the RMV.

Item #12 is a 0.04 acre of vacant land off Schaeffer Rd., in West Linn that has no public access. This parcel was initially reserved for a well but was never used for that purpose. The Assessed Real Market Value for the parcel is \$1,497. Staff is requesting the minimum bid be set at \$749 which is 50 percent of the RMV.

Item #13 is a 0.34 acre of vacant land located in Estacada and is mostly a very steep hillside. The Assessed Real Market Value for the parcel is \$75,545. Staff is requesting the minimum bid be set at \$18,886 which is 25 percent of the RMV.

Item #14 is located in Zig Zag. This property consists of two tax lots with a total of 0.23 acres. Tax lot # 4600 is a vacant parcel. Tax lot # 4700 is a tax lot that includes a Steiner cabin constructed on the property in 1932. This cabin is listed as a Clackamas County Historic Landmark. Dan Green, County Forester, as well as Property Resource staff visited the site. The cabin is in very poor condition with rotting floors, roof, windows and structure. The Assessed Real Market Value for both parcels is \$94,318. Staff is requesting the minimum bid be set at \$23,580 which is 25 percent of the RMV.

Item #15 is a 0.06 acre of vacant land located in the Zig Zag area that is too small to develop. The Assessed Real Market Value for the parcel is \$1,473. Staff is requesting the minimum bid be set at \$736 which is 50 percent of the RMV.

Item #16 is a 0.06 acre of vacant land located in the Zig Zag area that is too small to develop. The Assessed Real Market Value for the parcel is \$4,079. Staff is requesting the minimum bid be set at \$2,040 which is 50 percent of the RMV.

Item #17 is a manufactured home on 2.90 acres in Mulino. The occupant of the home has been asked to vacate the property by February 15th. If the residence is still occupied at the time of auction, this item will be removed from the auction list. The Assessed Real Market Value for the property is \$180,900. Staff is requesting the minimum bid be set at \$135,700 which is 75 percent of the RMV. \$0937

Staff requests that the interest rate on the contract sales be set at two points above the actual prime interest rate. As of this date, the prime rate is 3.25 percent and therefore auction contracts would be set at 5.25 percent.

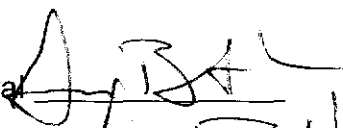
RECOMMENDATIONS

- 1) Property Resources staff recommends the Board of County Commissioners approve the proposed Public Oral Auction sale list.
- 2) Property Resources staff recommends the Board of County Commissioners approve the proposed minimum bids for the Public Oral Auction.
- 3) Property Resources staff recommends that the Board of County Commissioners approve the proposed interest rate of 5.25 percent on the contract sales.

ATTACHMENTS:

Appendix A - Public Oral Auction List.

SUBMITTED BY:

Division Director/Head Approval 

Department Director/Head Approval 

County Administrator Approval _____

Fiscal Impact Form

RESOURCES:

Is this item in your current work plan and budget?

YES

NO

START-UP EXPENSES AND STAFFING (if applicable):

N/A

ONGOING OPERATING EXPENSES/SAVINGS AND STAFFING (if applicable):

The Property Resources division is not funded by the County General Fund. The proceeds generated from the public oral auction and other private land sales are used to pay the operating costs of the Property Resources division. Historically, the proceeds from auction and private property sales have generated sufficient revenue to cover program operating costs. In the past couple of years, it has become more difficult to cover program costs.

ANTICIPATED RESULTS:

The goal of the Property Resources Division is to return properties to the tax rolls in a timely manner therefore, providing revenue to the County and other taxing districts and minimizing the costs associated with maintaining these properties. The success of the program can be measured based on the number of tax foreclosed properties held by Clackamas County and whether the number is increasing or decreasing from year to year. Since Property Resources staff began actively managing the program in 1998, the number of properties has decreased from a high of 600 properties in 1998 to 143 properties today.

COSTS & BENEFITS:

N/A

APPENDIX "A"

Clackamas County Surplus Real Estate Public Oral Auction

**Development Services Building
Auditorium
150 Beavercreek Rd., Oregon City, OR 97045
May 2, 2012**

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 # | Map # | Description | Assessed Real Market Value \$ | Minimum Bid \$ | 20% Deposit Amount \$ |
|--------|---------------------------------|---|--------------------------------|----------------|-----------------------|
| 1 | 12E 28CA 01316 | VACANT LAND – on Chloe Ln. in Clackamas, apx. 0.08 acres <ul style="list-style-type: none"> • Check with Clackamas County Planning Dept. for possible uses (503.742.4400) • Zone - R2.5 - Urban Low Density Residential • Clackamas RFPD #1, N. Clackamas Park Dist. #1, N. Clackamas School Dist. #12 • Sewer – CCSD1, water – Sunrise Water Authority | 58,307 | 3,644 | 729 |
| 2 | 12E 29BD 02000 & 02100 | VACANT LAND - off Johnson Creek Rd., in the Milwaukie area, apx. 0.80 acres <ul style="list-style-type: none"> • Check with Clackamas County Planning Dept. for possible uses (503.742.4400) • Zone - 13 - Industrial • Clackamas RFPD #1, N. Clackamas School Dist. #12 Sewer - CCSD1, water - Clackamas River Water • A permanent road easement will be executed by the buyer at the time of sale. Please contact Kath Rose @503.742.4713 for questions | 100,000 Surplus Property | 79,500 | 15,900 |
| 3 | 12E 30BD 10400 | VACANT LOT – 9015 SE Regents Dr., Milwaukie, apx. 0.16 acres <ul style="list-style-type: none"> • Potentially buildable. Contact City of Milwaukie @ 503.786.7555 • Zone - R7 • Clackamas RFPD #1, N. Clackamas School Dist. #12, North Clackamas Park Dist #1 • Sewer – unknown, water – unknown | 93,226 | 69,920 | 13,984 |

| Item # | Map # | Description | Assessed Real Market Value \$ | Minimum Bid \$ | 20% Deposit Amount \$ |
|--------|-----------------------------|--|-------------------------------|----------------|-----------------------|
| 4 | 14E 29B 00109 & 00202 | VACANT LAND – on 307th. Ave., Gresham, apx. 0.13 acres <ul style="list-style-type: none"> • Check with Clackamas County Planning Dept. for possible uses (503.742.4400) • Zone - RRF5 - Rural Residential Farm Forest 5 acres • Boring RFPD #59, Gresham/Barlow School Dist #26 • Sewer – unknown, water - unknown | 9,822 | 4,911 | 982 |
| 5 | 22E 11BD 02500 | VACANT RESIDENCE - 13012 SE Keeley Ct., Clackamas, apx. 0.16 acres <ul style="list-style-type: none"> • Developed with a single family residence, 3 bedrooms, 2 baths, and 1814 sq. ft. Built in 1991 • Zone - R8.5 - Urban Low Density Residential • Clackamas RFPD #1, North Clackamas School Dist. #3 • Sewer - CCSD1, water - Sunrise Water Authority | 232,100 | 199,000 | 39,800 |
| 6 | 23E 06C 07300 | VACANT LAND - off SE 172 Ave., Happy Valley, apx. 0.55 acres <ul style="list-style-type: none"> • Check with Clackamas County Planning Dept. (503.742.4400) and Happy Valley Planning Dept. (503.783.3800) for possible uses • Zone - R7 • Clackamas RFPD #1, N Clackamas School Dist. #12 • Sewer - unknown, water - Sunrise Water Authority • For information on this parcel, please contact Kath Rose @503.742.4713 | 20,000 Surplus Property | 12,500 | 2,500 |
| 7 | 23E 06C 07603 | VACANT LAND - off Big Timber Ct., Happy Valley, apx. 0.37 acres <ul style="list-style-type: none"> • Check with Clackamas County Planning Dept. (503.742.4400) and Happy Valley Planning Dept. (503.783.3800) for possible uses • Zone - RRF5 - Rural Residential Farm Forest 5 acres • Clackamas RFPD #1, N Clackamas School Dist. #12 • Sewer - unknown, water - Sunrise Water Authority • For information on this parcel, please contact Kath Rose @503.742.4713 | 13,000 Surplus Property | 7,500 | 1,500 |

| Item # | Map # | Description | Assessed Real Market Value \$ | Minimum Bid \$ | 20% Deposit Amount \$ |
|--------|--|--|-------------------------------|----------------|-----------------------|
| 8 | 27E 30BC 03000, 03100, 03101, 03203 | VACANT LAND - off Brightwood Loop Rd., Brightwood area, apx. 1.19 acres <ul style="list-style-type: none"> • Check with Clackamas County Planning Dept. for possible uses (503.742.4400) • Zone - RR - Recreational Residential • Hoodland Fire Dist. #74, Oregon Trail School #46 • Sewer - unknown, water - unknown | 82,536 | 41,268 | 8,253 |
| 9 | 27E 32AC 03901 & 03903 | VACANT LAND - on Lost Shelter Rd., Welches area, apx. 0.23 acres (2 lots combined) <ul style="list-style-type: none"> • Check with Clackamas County Planning Dept. for possible uses (503.742.4400) • Zone - RR - Recreational Residential • Hoodland Fire Dist. #74, Oregon Trail School #46 • Sewer - unknown, water - Wildwood Annex | 7,364 | 3,682 | 736 |
| 10 | 27E 32BD 01802 | VACANT LAND - off Cottonwood Dr., Brightwood area, apx. 0.05 acres <ul style="list-style-type: none"> • Probably not buildable due to size • Zone - RR - Recreational Residential • Hoodland Fire Dist. #74, Oregon Trail School #46 • Sewer - unknown, water - Wildwood Annex | 2,670 | 1,335 | 267 |
| 11 | 27E 32BD 02400 | VACANT LAND - off Cottonwood Dr., Brightwood area, apx. 0.30 acres <ul style="list-style-type: none"> • Probably not buildable, in floodway • Zone - RR - Recreational Residential • Hoodland Fire Dist. #74, Oregon Trail School #46 • Sewer - unknown, water - Wildwood Annex | 2,460 | 1,230 | 246 |
| 12 | 31E 04D 01304 | VACANT LAND - off Schaeffer Rd., West Linn area, apx. 0.04 acres <ul style="list-style-type: none"> • Probably not buildable due to size and zone, appears to be land locked • Zone - RRFF5 - Rural Residential Farm Forest 5 acres • Tualatin Valley Fire 7 Rescue, West Linn Sch. Dist #3 • Sewer - unknown, water - unknown | 1,497 | 749 | 150 |

| Item # | Map # | Description | Assessed Real Market Value \$ | Minimum Bid \$ | 20% Deposit Amount \$ |
|--------|--------------------------------|--|-------------------------------|----------------|-----------------------|
| 13 | 34E 28BC 04200 | VACANT LAND – on SE Forest Glen Rd, Estacada, apx. 0.34 acres <ul style="list-style-type: none"> Probably not buildable due to slope - contact the City of Estacada @ 503.630.8270 for uses. Zone - R2 Estacada Fire Dist. #69, Estacada School 108 Sewer – unknown, water – unknown | 75,545 | 18,886 | 3,777 |
| 14 | 37E 03BA 04600 & 4700 | VACANT CABIN – off Arthur Hailey Rd, in the Rhododendron area, apx. 0.11 acres, VACANT LOT, apx. 0.12 acres <ul style="list-style-type: none"> Developed with a historic Steiner cabin in bad condition, 2 bedrooms, 0 bath, 936 sq. ft., built in 1932, abutting lot vacant. Contact Clackamas County Planning Dept. for restrictions on historic standards (503.742.4400) Zone - RR - Recreational Residential Hoodland Fire Dist. #74, Oregon Trail School #46 Sewer – unknown, water – unknown | 94,318 | 23,580 | 4,716 |
| 15 | 37E 03BA 06000 | VACANT LAND - off E. Hemlock Dr., in the Rhododendron area, apx. 0.06 acres <ul style="list-style-type: none"> Probably not buildable due to size. Check with Clackamas County Planning Dept. for possible uses (503.742.4400) Zone - RR - Recreational Residential Hoodland Fire Dist. #74, Oregon Trail School #46 Sewer – unknown, water – unknown | 1,473 | 736 | 147 |
| 16 | 37E 03BA 17300 | VACANT LAND - off Section Line Rd., in the Rhododendron area, apx. 0.06 acres <ul style="list-style-type: none"> Probably not buildable due to size. Check with Clackamas County Planning Dept. for possible uses (503.742.4400) Zone - RR - Recreational Residential Hoodland Fire Dist. #74, Oregon Trail School #46 Sewer – unknown, water – unknown | 4,079 | 2,040 | 408 |

| Item # | Map # | Description | Assessed Real Market Value \$ | Minimum Bid \$ | 20% Deposit Amount \$ |
|--------|------------------|---|-------------------------------|----------------|-----------------------|
| 17 | 42E 22A 02300 | VACANT RESIDENCE - 15999 S Howards Mill Rd, Mulino, apx. 2.90 acres <ul style="list-style-type: none">• 27x56 manufactured home built in 1998• Zone - TBR - Timber• Molalla RFPD #73, Molalla River School Dist. #35• Sewer - unknown, water - unknown | 180,937 | 135,700 | 27,1 |

#1 - 12E 28CA 01316

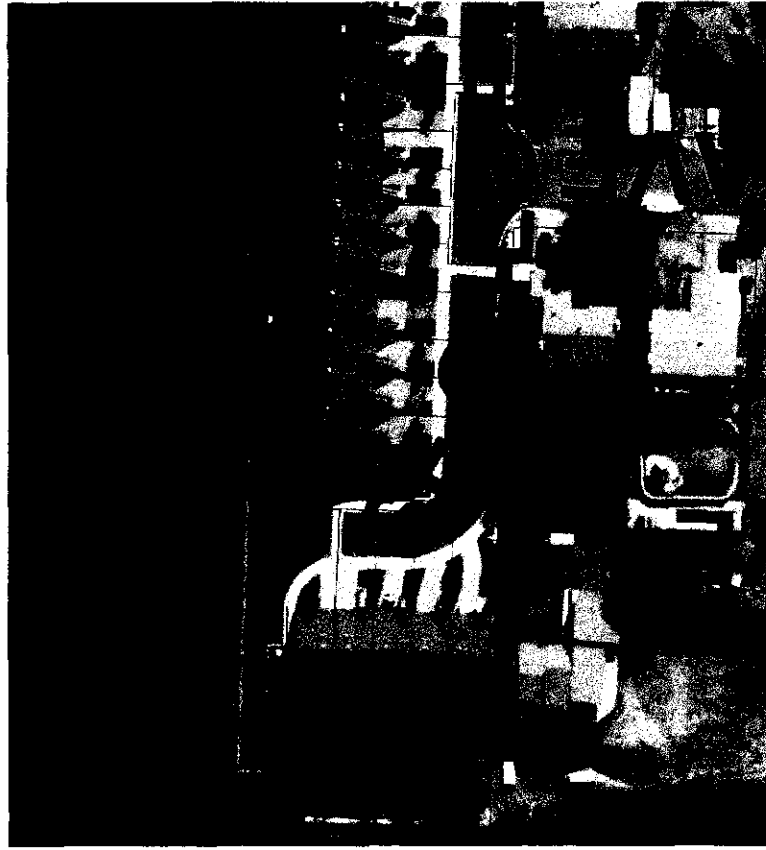
VACANT LAND - on Chloe Ln. in Clackamas, apx. 0.08 ac.
 Potentially buildable, contact Clackamas County Planning
 Dept. 503-742-4400.

Zoned R2.5

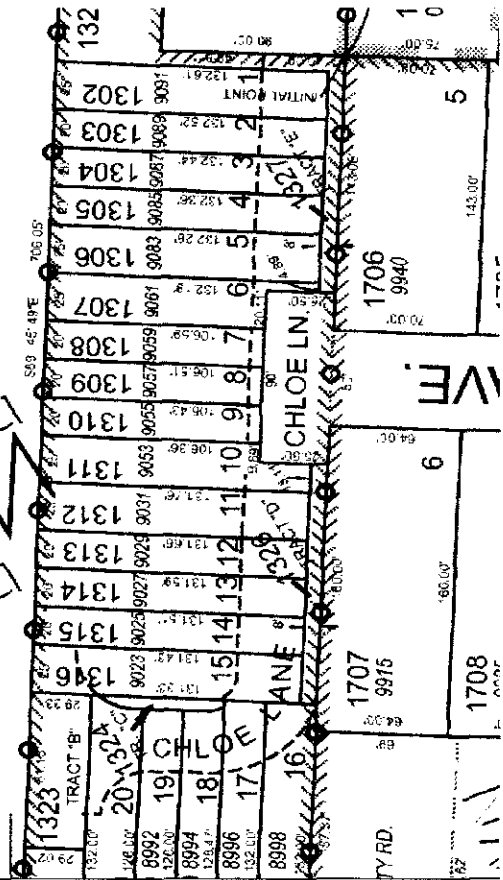
Clackamas RFPD #1, N. Clackamas Park Dist. #1,

N. Clackamas School Dist. #12

Sewer - CCSD1, water - Sunrise Water Authority



ELLIOT
 GATES
 ELLIOT
 GATES



#2 - 12E 29BD 02000 & 02100

VACANT LAND - off Johnson Creek Rd., in the Milwaukie area, approximately 0.80 acres

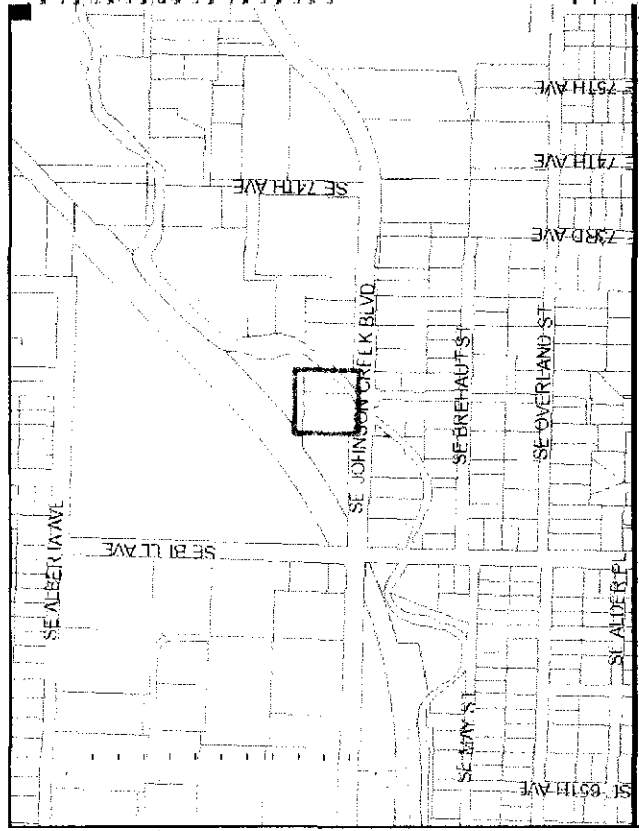
Check with Clackamas County Planning Dept. for possible uses (503.742.4400)

Zone - 13 - Industrial

Clackamas RFPD #1, N. Clackamas School Dist. #12

Sewer - CCSD1, water - Clackamas River Water

A permanent road easement will be executed by the buyer at the time of sale. Please contact Kath Rose @503.742.4713 for questions



#3 - 12E 30BD 10400

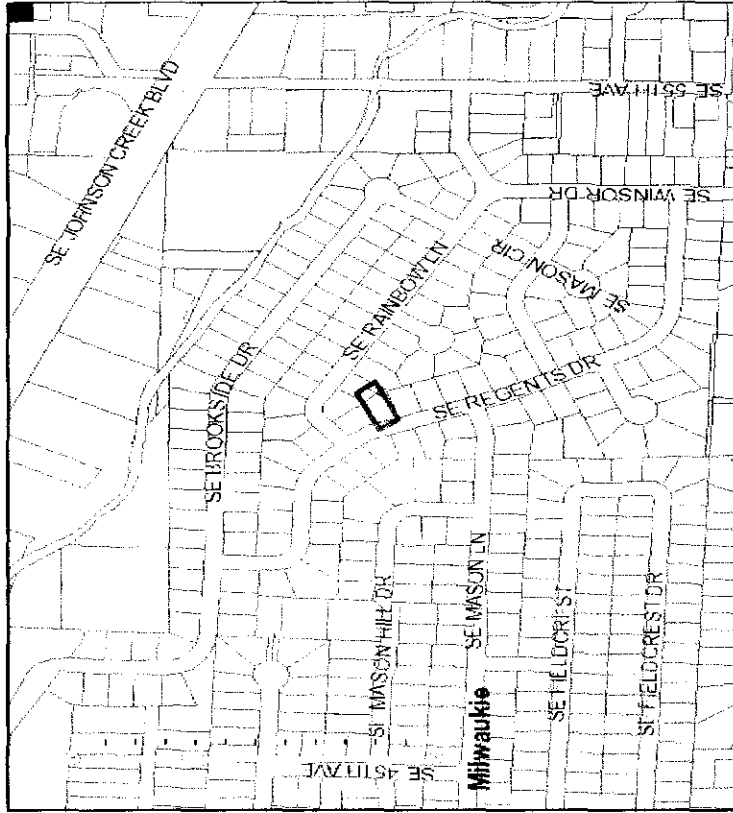
VACANT LAND - 9015 SE Regents Dr., Milwaukie,
approximately 0.16 acres

Potentially buildable. Contact City of Milwaukie @
503.786.7555

Zone - R7

Clackamas RFPD #1, N. Clackamas School Dist. #12,
North Clackamas Park Dist #1

Sewer - unknown, water - unknown



#4 - 14E 29B 00109 & 00202

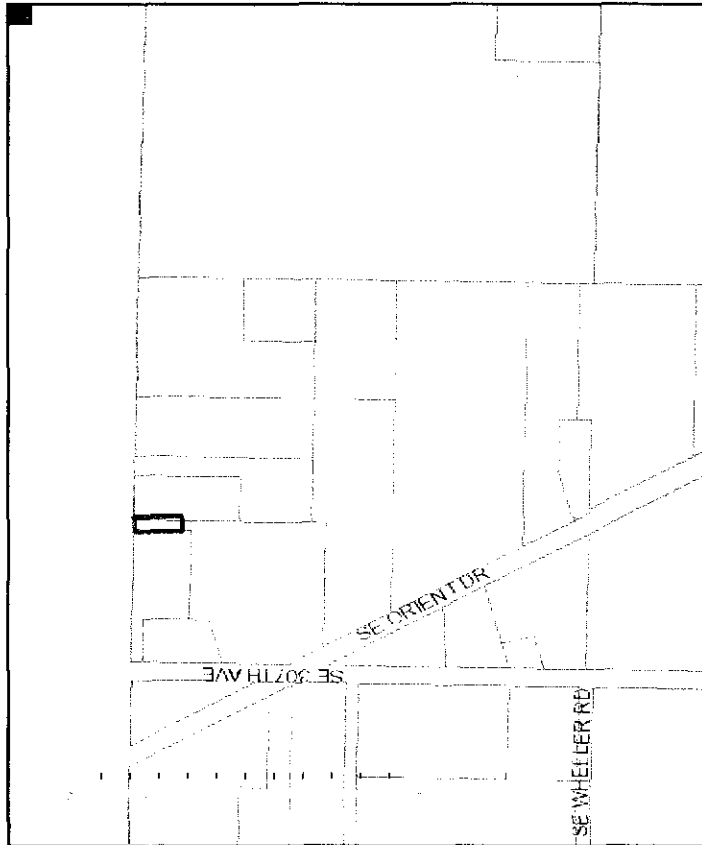
VACANT LAND - on 307th. Ave., Gresham, approximately 0.13 acres

Check with Clackamas County Planning Dept. for possible uses (503.742.4400)

Zone - RRRF5 - Rural Residential Farm Forest 5 acres

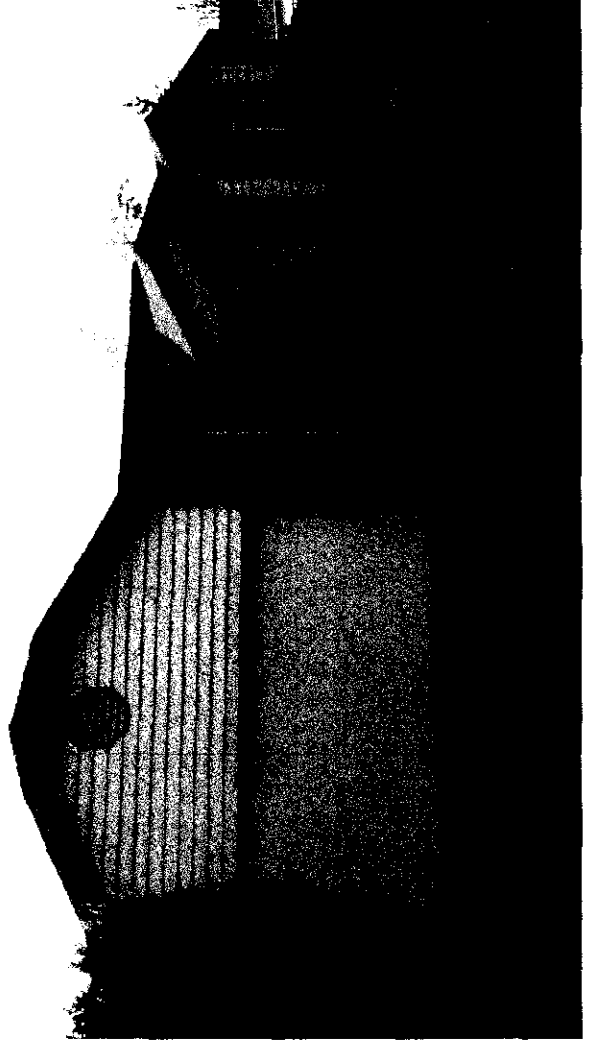
Boring RFPD #59, Gresham/Barlow School Dist #26

Sewer - unknown, water - unknown



#5 - 22E 11BD 02500

VACANT RESIDENCE - 13012 SE Keeley Ct., Clackamas,
approximately 0.16 acres
Developed with a single family residence, 3 bedrooms, 2
baths, and 1814 sq. ft. Built in 1991
Zone - R8.5 - Urban Low Density Residential
Clackamas RFPD #1, North Clackamas School Dist. #3
Sewer - CCSD1, water - Sunrise Water Authority



#6 - 23E 06C 07300

VACANT LAND - off SE 172 Ave., Happy Valley, approximately 0.55 acres

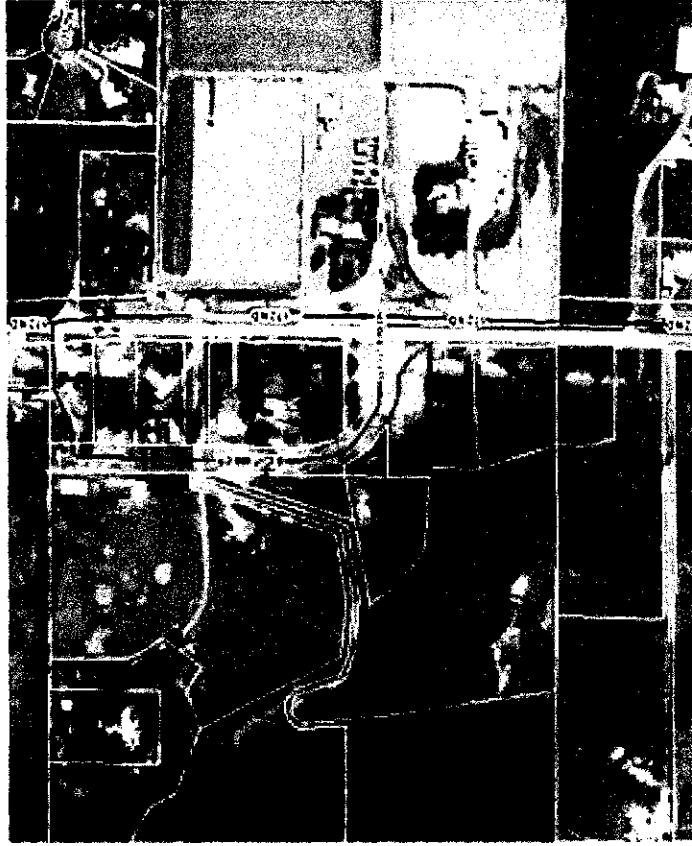
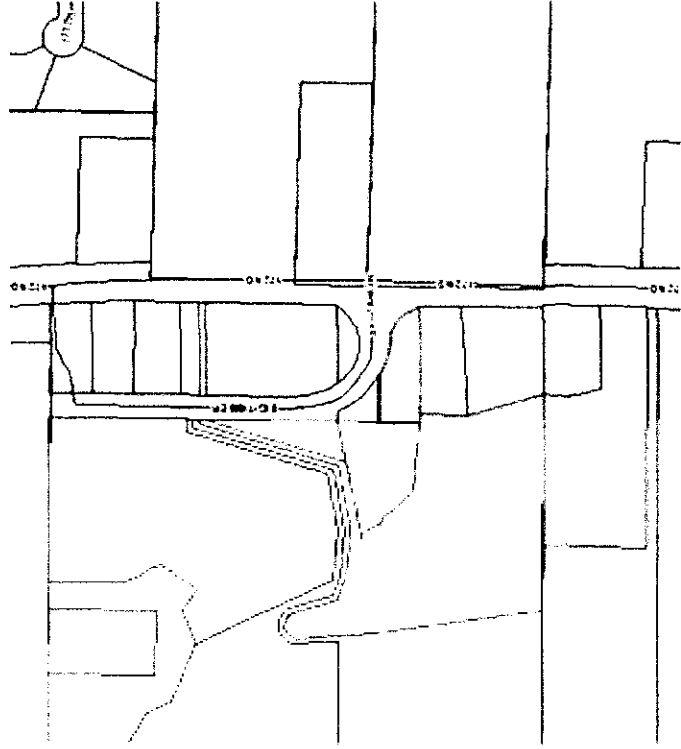
Check with Clackamas County Planning Dept. (503.742.4400) and Happy Valley Planning Dept. (503.783.3800) for possible uses

Zone - R7

Clackamas RFPD #1, N Clackamas School Dist. #12

Sewer - unknown, water - Sunrise Water Authority

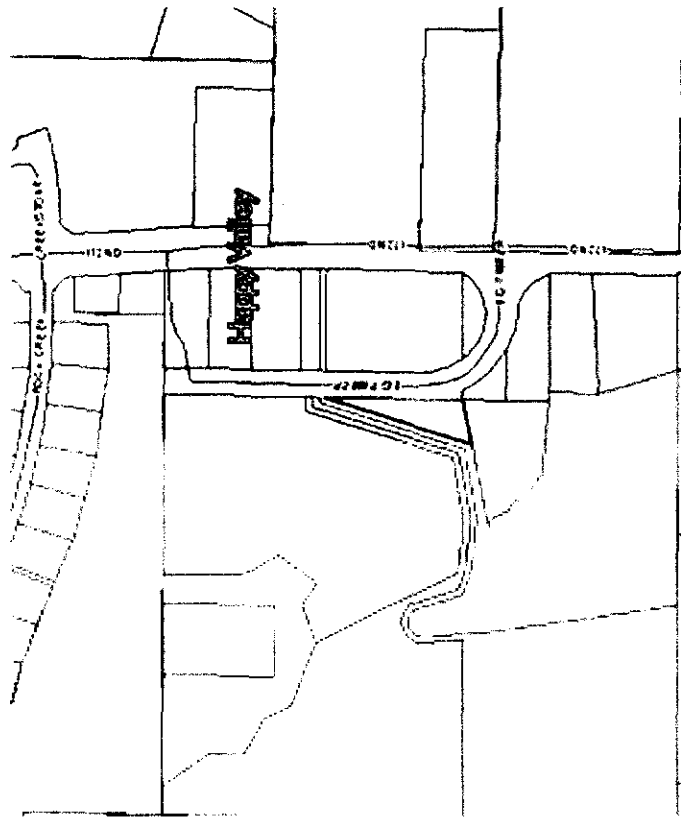
For information on this parcel, please contact Kath Rose @503.742.4713



#7 - 23E 06C 07603

VACANT LAND - off Big Timber Ct., Happy Valley,
approximately 0.37 acres
Check with Clackamas County Planning Dept. (503.742.4400)
and Happy Valley Planning Dept. (503.783.3800) for possible
uses

Zone - RRRF5 - Rural Residential Farm Forest 5 acres
Clackamas RFPD #1, N Clackamas School Dist. #12
Sewer - unknown, water - Sunrise Water Authority
For information on this parcel, please contact Kath Rose
@503.742.4713



#8 - 27E 30BC 03000, 03100, 03101, 03203

VACANT LAND - off Brightwood Loop Rd., Brightwood area,
approximately 1.19 acres
Check with Clackamas County Planning Dept. for possible uses
(503.742.4400)

Zone - RR - Recreational Residential
Hoodland Fire Dist. #74, Oregon Trail School #46
Sewer - unknown, water - unknown



#9 - 27E 32AC 03901 & 03903

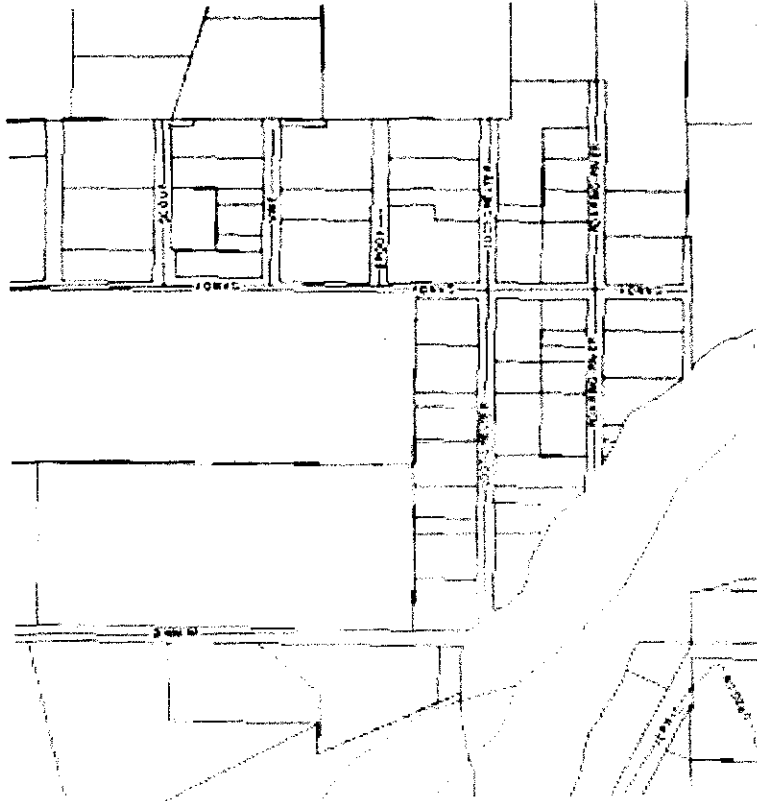
VACANT LAND - on Lost Shelter Rd., Welches area,
approximately 0.23 acres (2 lots combined)

Check with Clackamas County Planning Dept. for
possible uses (503.742.4400)

Zone - RR - Recreational Residential

Hoodland Fire Dist. #74, Oregon Trail School #46

Sewer - unknown, water - Wildwood Annex



#11 - 27E 32BD 02400

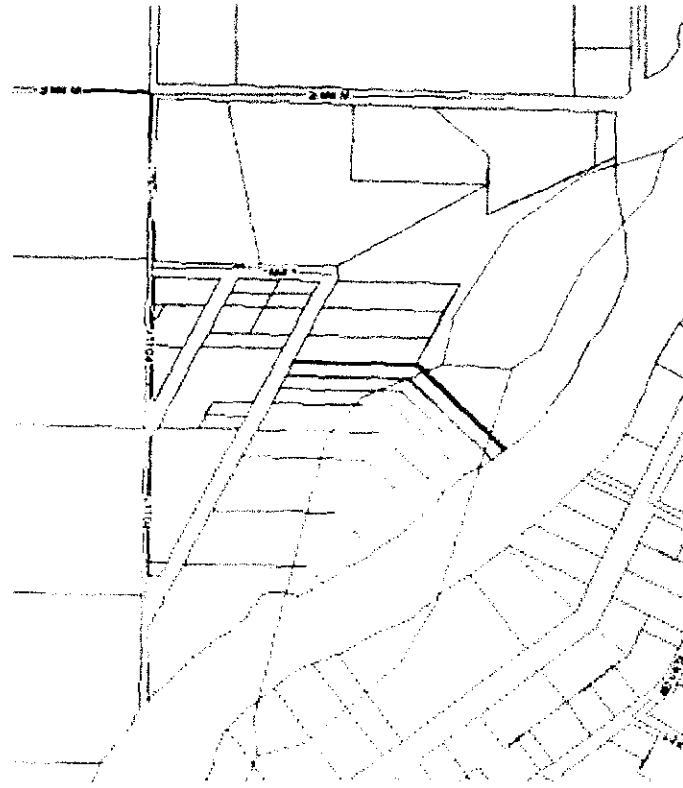
VACANT LAND - off Cottonwood Dr., Brightwood area,
approximately 0.30 acres

Probably not buildable, in floodway

Zone - RR - Recreational Residential

Hoodland Fire Dist. #74, Oregon Trail School #46

Sewer - unknown, water - Wildwood Annex



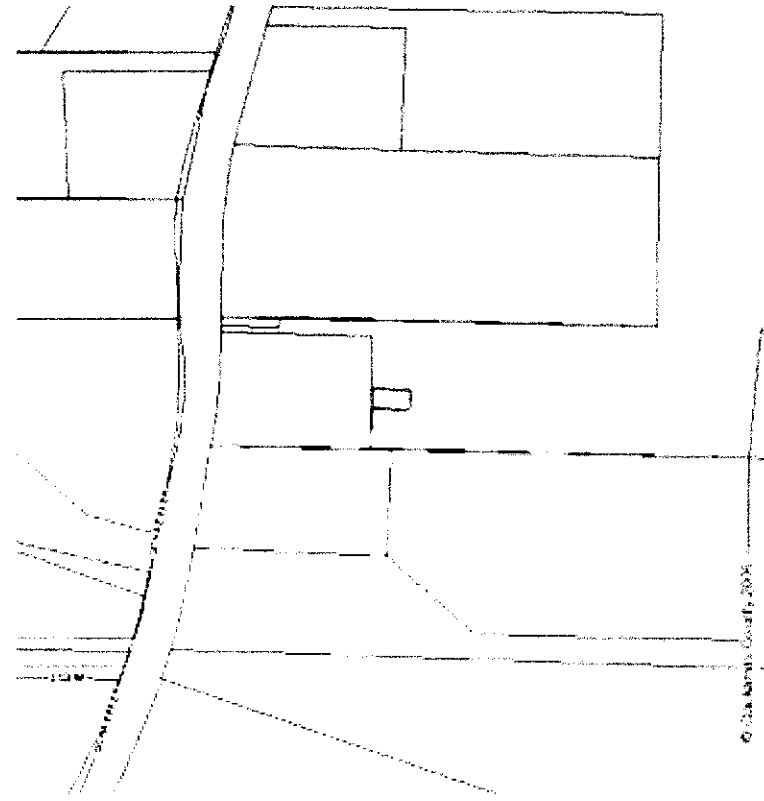
#12 - 31E 04D 01304

VACANT LAND - off Schaeffer Rd., West Linn area, approximately 0.04 acres

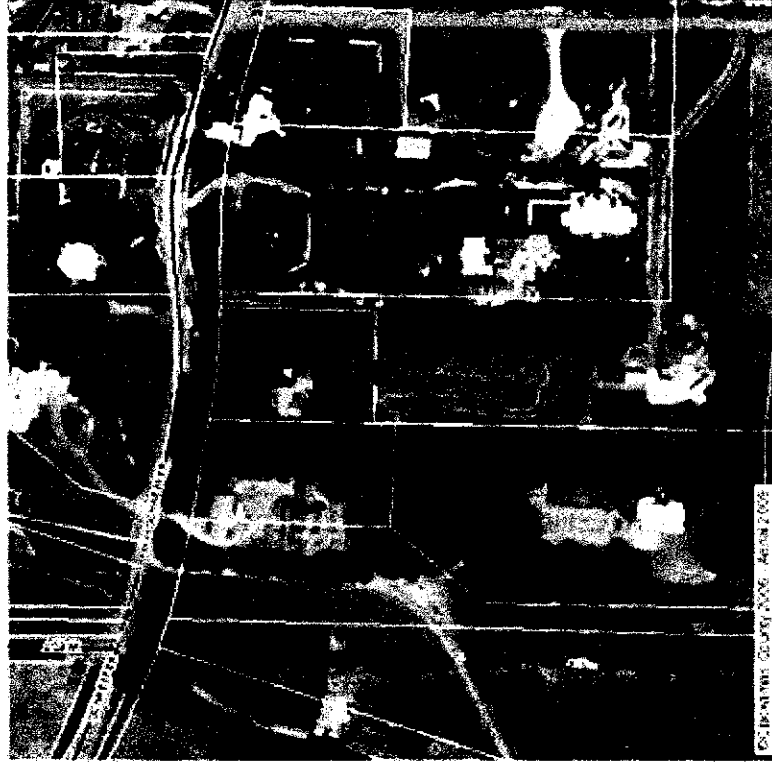
Probably not buildable due to size and zone, appears to have no public access

Zone - RRRF5 - Rural Residential Farm Forest 5 acres
Tualatin Valley Fire 7 Rescue, West Linn Sch. Dist #3

Sewer - unknown, water - unknown



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