



DAN JOHNSON
DIRECTOR

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

May 8, 2025

BCC Agenda Date/Item: _____

Board of County Commissioners
Clackamas County

Approval of a Board Order to authorize the sale of tax foreclosed properties via auction. Auction Minimum Proceeds Value is approximately \$407,531. Funding is through auction proceeds. No County General Funds are involved.

Previous Board Action/Review	04/08/2025 Policy Session: 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 to Clackamas County, taxing entities and the public so they can benefit from the assets being repurposed for public benefit or returned to the tax rolls. Conveying county-owned properties advances the goal of repurposing properties for public benefit or returning them to the tax rolls. 2. Build public trust through good government by conducting property transactions in a transparent manner.		
Counsel Review	Yes, SF 503-655-8362	Procurement Review	N/A
Contact Person	D'Anne Rome	Contact Phone	503-742-4384

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 program in the Department of Transportation and Development.

The Property Disposition program is tasked with managing, administering and dispersing tax foreclosed real property assets in a cost effective manner that will provide a County public benefit. No General Fund resources are allocated to this program.

Approving the Board Order declares the properties listed as surplus property and

For Filing Use Only

allows Property Disposition to initiate the public sale process. Offering these properties for sale allows the County to recover owed tax revenue and County costs and reduce/eliminate risks associated with property ownership

RECOMMENDATION:

Staff requests the Board of County Commissioners approve the attached Board Order and list of tax foreclosed properties for declaration as surplus and authorizing public sale.

Respectfully submitted,

Dan Johnson

Dan Johnson, Director
Department of Transportation & Development

Attachments:

1. Board Order
2. Surplus Property List – May 2025 Declaration

**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 foreclosure deed are not currently in use for County purposes; and

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.

If parcels do not sell through a public sale, Clackamas County will continue to offer them for sale in accordance with Oregon Revised Statutes.

**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 2 of 4

Description	Assessed Real Market Value	Minimum Bid	Deposit Amt.- 20% of minimum bid
26E20DD00100 Unimproved parcel located at mile post 34 & E Hwy 26, Unincorporated Clackamas Co., 97055 Approximately 1.17 Acres	\$237,273	\$59,318	\$11,864
22E12A 00304 Unimproved parcel located at SE 155th Dr & SE 156th Ave, Unincorporated Clackamas Co., 97015 Approximately .98 Acres	\$221,312	\$55,328	\$11,065
22E03AB00316 Unimproved parcel located at SE Braemark Ct. & SE Braemark Pl., Unincorporated Clackamas Co., 97015 Approximately . Acres	\$166,589	\$41,647	\$8,329
34E29AD00400 Unimproved parcel located at S Begonia Rd & S River Lake Rd, Unincorporated Clackamas Co., 97023 Approximately 4.44 Acres	\$94,207	\$23,552	\$4,710
32E05BB00700 Unimproved parcel located at Irving St & Mt Hood St, Oregon City, 97045 Approximately .11 acres	\$80,343	\$40,172	\$8,034
32E05BB00701 Unimproved parcel located at Irving St & Mt Hood St, Oregon City, 97045 Approximately .11 acres	\$80,343	\$40,172	\$8,034
37E03BA00100 Unimproved parcel located at E Hofeldt Dr & E Salmonberry Rd, Unincorporated Clackamas Co., 97049 Approximately .26 acres	\$61,893	\$15,473	\$3,095
26E24CD01700 Unimproved parcel off of Lataurelle Rd. and Hwy 26 in Welches, OR 97067 Approximately .66 acres	\$56,995	\$14,239	\$2,848

**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 3 of 4

Description	Assessed Real Market Value	Minimum Bid	Deposit Amt.- 20% of minimum bid
22E32CA01200 Unimproved parcel located at Willamette St & S Selma St, Unincorporated Clackamas Co., 97045 Approximately .23 acres	\$56,630	\$26,815	\$5,363
26E22BC02000 Unimproved parcel located at E Clubhouse Rd & E Club House Rd, Unincorporated Clackamas Co., 97055 Approximately .18 acres	\$49,480	\$12,370	\$2,474
26E24CD02600 Unimproved parcel located at E Brightwood Bridge Rd & E Brightwood Loop Rd, Unincorporated Clackamas Co., 97011 Approximately .99 acres	\$35,554	\$8,889	\$1,778
26E19CD04000 Unimproved parcel located at E Sylvan Dr. & E Sylvan Way, Unincorporated Clackamas Co., 97055 Approximately .15 acres	\$35,099	\$8,775	\$1,755
27E30BB03100 Unimproved parcel located at E Barlow Trail Rd & E Relton Ln, Unincorporated Clackamas Co., 97049 Approximately .03 acres	\$34,134	\$8,534	\$1,707
26E24CD02000 Unimproved parcel located at E Brightwood Bridge Rd & E Brightwood Loop Rd, Unincorporated Clackamas Co., 97011 Approximately .82 acres	\$30,456	\$7,614	\$1,523

**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 4 of 4

Description	Assessed Real Market Value	Minimum Bid Amount	Deposit Amt.- 20% of minimum bid
26E24CD02100 Unimproved parcel located at E Brightwood Bridge Rd & E Brightwood Loop Rd, Unincorporated Clackamas Co., 97011 Approximately .54 acres	\$29,814	\$7,454	\$1,491
22E29DB00700 Unimproved parcel located at Holcomb Blvd & Leroy Ln, Oregon City, 97045 Approximately .09 acres	\$27,506	\$6,877	\$1,375
26E24CD02300 Unimproved parcel located at E Brightwood Bridge Rd & E Brightwood Loop Rd, Unincorporated Clackamas Co., 97011 Approximately .97 acres	\$26,644	\$6,661	\$1,332
27E32BC16000 Unimproved parcel located at E Homer Ave & E Mountain Air Dr., Unincorporated Clackamas Co., 97011 Approximately .29 acres	\$23,681	\$5,921	\$1,184
32E05BB00800 Unimproved parcel located at Irving St & Mt Hood St, Oregon City, 97045 Approximately .44 acres	\$21,082	\$5,270	\$1,054
23E21B 00600 Unimproved parcel located at SE Hwy 224, Unincorporated Mile Post 12 & Clackamas Co., 97089 Approximately .09 acres	\$19,795	\$4,949	\$990
32E16BA10000 Unimproved parcel located at Berge View Ave. & Murren Way, Oregon City, 97045 Approximately .15 acres	\$15,004	\$7,502	\$1,500

**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 5 of 5

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

IT IS FURTHER ORDERED that if properties do not sell through the Sheriff's Sale, Clackamas County will continue to offer them for sale in accordance with Oregon Revised Statute.

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.

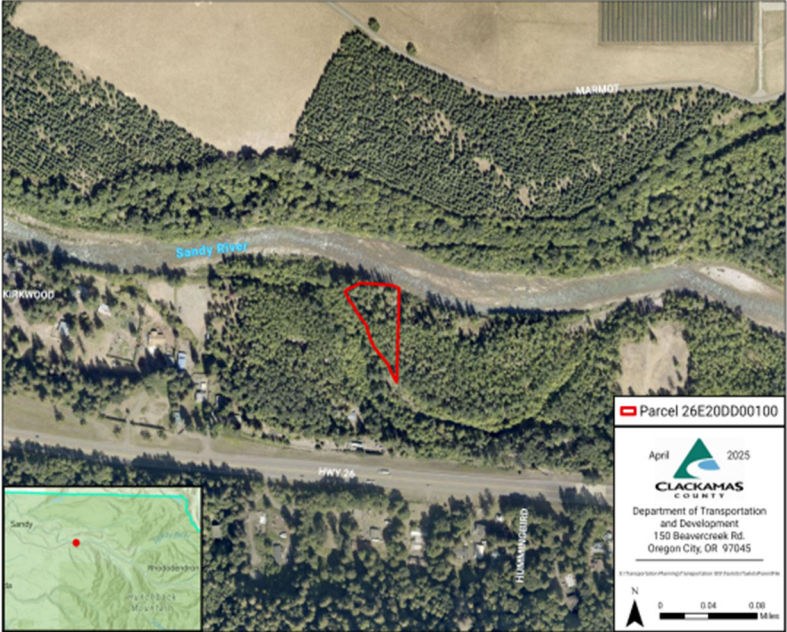
DATED this ____ day of May , 2025.



BOARD OF COUNTY COMMISSIONERS



Chair



Recording Secretary

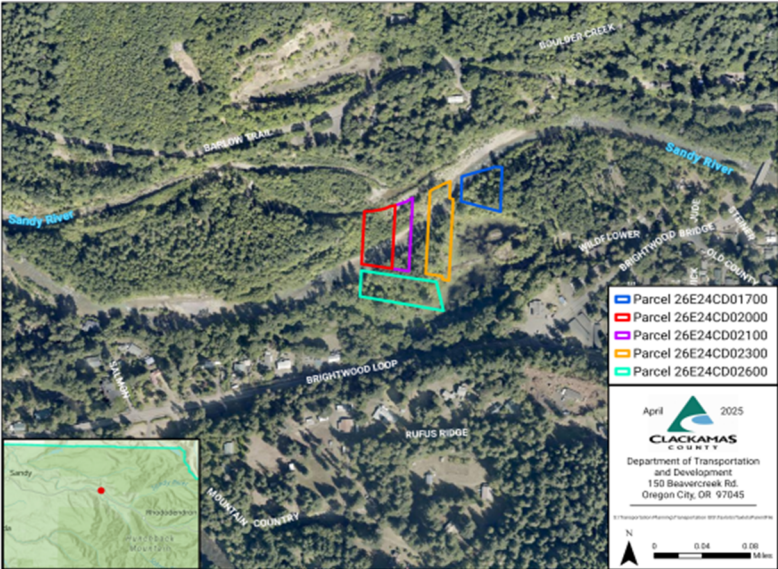

Attachment A


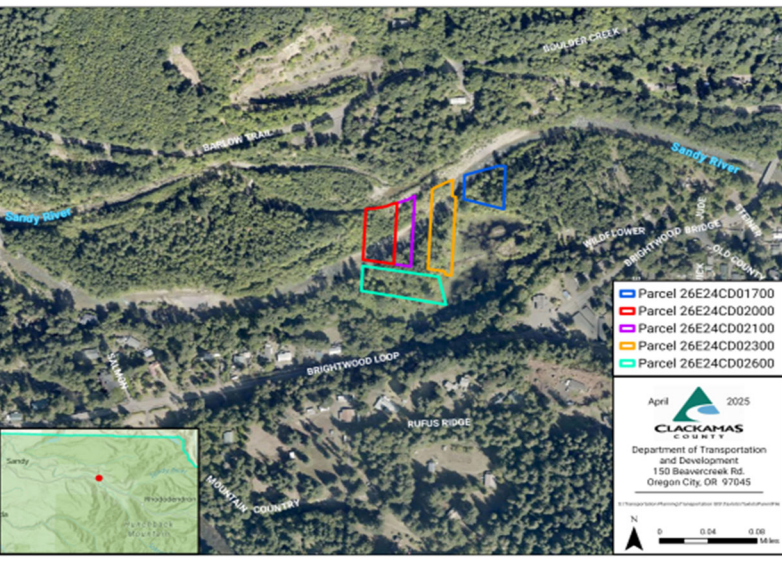
Item	Aerial View	Description	Assessed Real Market Value	Minimum Bid	Deposit Amt.- 20% of minimum bid
1		<p>Tax Lot Number: 26E20DD00100 Parcel Number: 01511554</p> <p>Unimproved parcel located at 34 Mp & E Hwy 26, Unincorporated Clackamas Co., 97055</p> <p>Acres: 1.17 Zone: EFU Fire District: Hoodland Fire Dist #74</p> <p>Park District: Not in District</p> <p>School District: Oregon Trail Sewer: Not in District Water: Not in District</p> <p>Latitude: 45° 22' 40.41 N Longitude: 122° 05' 11.91 W</p>	\$237,273	\$59,318	\$11,864



Item	Aerial View	Description	Assessed Real Market Value	Minimum Bid	Deposit Amt.- 20% of minimum bid
2		<p>Tax Lot Number: 22E12A 00304 Parcel Number: 00481847</p> <p>Unimproved parcel located at SE 155th Dr & SE 156th Ave, Unincorporated Clackamas Co., 97015</p> <p>Acres: 0.98 Zone: RC-ME Fire District: Clackamas RFPD #1</p> <p>Park District: Not in District</p> <p>School District: North Clackamas Sewer: Happy Valley Water: Not in District</p> <p>Latitude: 45° 25' 02.51 N Longitude: 122° 30' 05.79 W</p>	\$221,312	\$55,328	\$11,065
3		<p>Tax Lot Number: 22E03AB00316 Parcel Number: 01811784</p> <p>Unimproved parcel located at SE Braemark Ct & SE Braemark Pl, Unincorporated Clackamas Co., 97015</p> <p>Acres: 0.97 Zone: R8.5 Fire District: Clackamas RFPD #1</p> <p>Park District: North Clackamas Park District School District: North Clackamas Sewer: Not in District Water: Not in District</p> <p>Latitude: 45° 25' 45.86 N Longitude: 122° 32' 39.72 W</p>	\$166,589	\$41,647	\$8,329

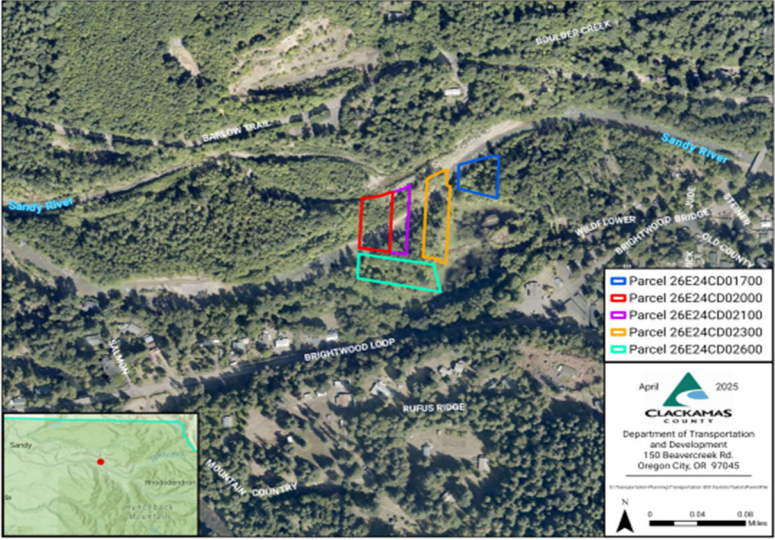
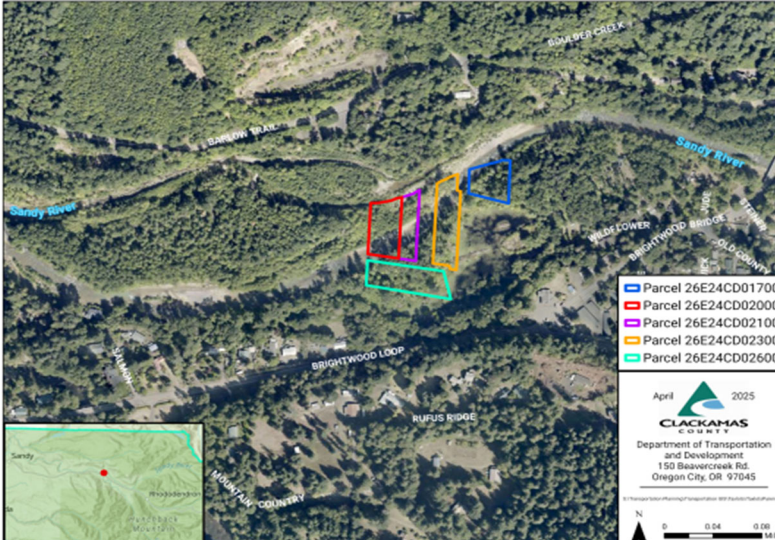
Item	Aerial View	Description	Assessed Real Market Value	Minimum Bid	Deposit Amt.- 20% of minimum bid
4		<p>Tax Lot Number: 34E29AD00400 Parcel Number: 05002112</p> <p>Unimproved parcel located at S Begonia Rd & S River Lake Rd, Unincorporated Clackamas Co., 97023</p> <p>Acres: 4.44 Zone: RRRF5 Fire District: Estacada Fire Dist #69</p> <p>Park District: Not in District</p> <p>School District: Estacada Sewer: Not in District Water: Not in District</p> <p>Latitude: 45° 16' 59.11 N Longitude: 122° 20' 07.52 W</p>	\$94,207	\$23,552	\$4,710
5		<p>Tax Lot Number: 32E05BB00700 Parcel Number: 00844634</p> <p>Unimproved parcel located at Irving St & Mt Hood St, Oregon City, 97045</p> <p>Acres: 0.11 Zone: MUC1 Fire District: Clackamas RFPD #1</p> <p>Park District: Not in District</p> <p>School District: Oregon City Sewer: Not in District Water: Oregon City</p> <p>Latitude: 45° 20' 41.98 N Longitude: 122° 35' 45.25 W</p>	\$80,343	\$40,172	\$8,034


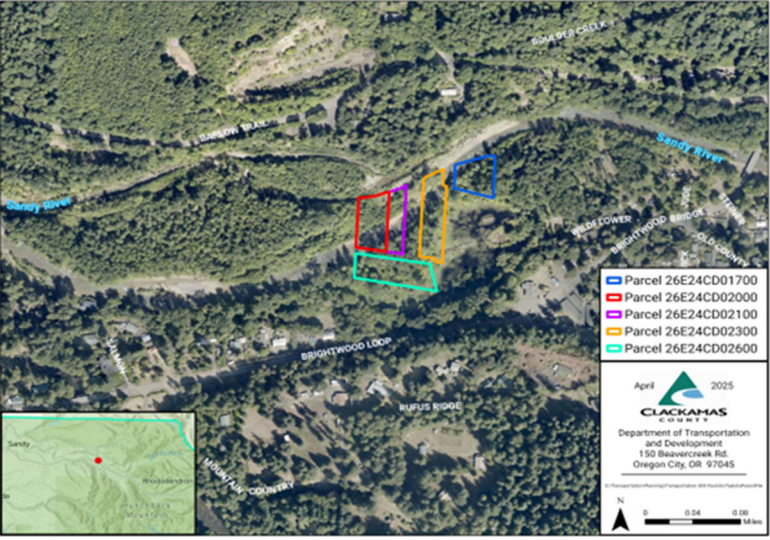
Item	Aerial View	Description	Assessed Real Market Value	Minimum Bid	Deposit Amt.- 20% of minimum bid
6		<p>Tax Lot Number: 32E05BB00701 Parcel Number: 05010019</p> <p>Unimproved parcel located at Irving St & Mt Hood St, Oregon City, 97045</p> <p>Acres: 0.11 Zone: MUC1 Fire District: Clackamas RFPD #1</p> <p>Park District: Not in District</p> <p>School District: Oregon City Sewer: Not in District Water: Oregon City</p> <p>Latitude: 45° 20' 42.48 N Longitude: 122° 35' 45.27 W</p>	\$80,343	\$40,172	\$8,034
7		<p>Tax Lot Number: 37E03BA00100 Parcel Number: 00964638</p> <p>Unimproved parcel located at E Hofeldt Dr & E Salmonberry Rd, Unincorporated Clackamas Co., 97049</p> <p>Acres: 0.26 Zone: TBR Fire District: Hoodland Fire Dist #74</p> <p>Park District: Not in District</p> <p>School District: Oregon Trail Sewer: Not in District Water: Not in District</p> <p>Latitude: 45° 20' 46.29 N Longitude: 121° 55' 58.41 W</p>	\$61,893	\$15,473	\$3,095


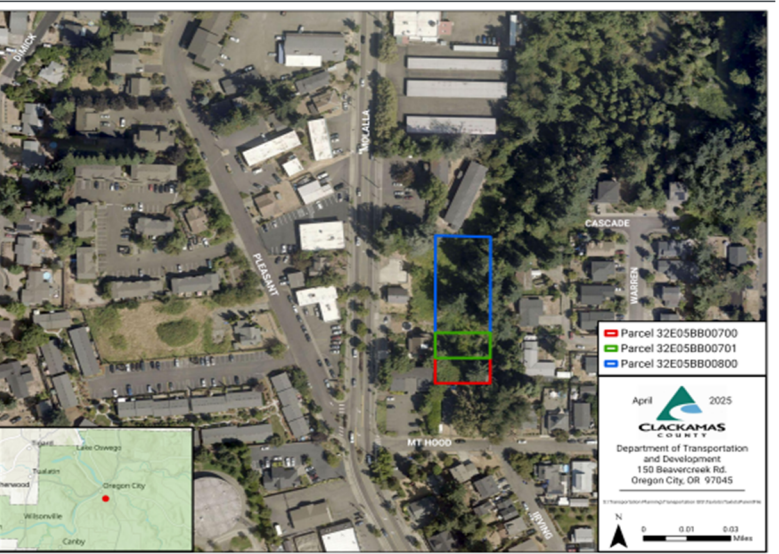
Item	Aerial View	Description	Assessed Real Market Value	Minimum Bid	Deposit Amt.- 20% of minimum bid
8		<p>Tax Lot Number: 26E24CD01700 Parcel Number: 00713810</p> <p>Unimproved parcel located at E Barlow Trail Rd & E Boulder Creek Ln, Unincorporated Clackamas Co., 97011</p> <p>Acres: 0.66 Zone: RR Fire District: Hoodland Fire Dist #74 Park District: Not in District School District: Oregon Trail Sewer: Not in District Water: Not in District Latitude: 45° 22' 42.30 N Longitude: 122° 01' 02.12 W</p>	\$56,995	\$14,239	\$2,848
9		<p>Tax Lot Number: 22E32CA01200 Parcel Number: 00588714</p> <p>Unimproved parcel located at Willamette St & S Selma St, Unincorporated Clackamas Co., 97045</p> <p>Acres: 0.23 Zone: TBR Fire District: Clackamas RFPD #1 Park District: Not in District School District: Oregon City Sewer: Not in District Water: Not in District Latitude: 45° 21' 02.83 N Longitude: 122° 35' 25.72 W</p>	\$56,630	\$26,815	\$5,363



Item	Aerial View	Description	Assessed Real Market Value	Minimum Bid	Deposit Amt.- 20% of minimum bid
10		<p>Tax Lot Number: 26E22BC02000 Parcel Number: 00709594</p> <p>Unimproved parcel located at E Clubhouse Rd & E Club House Rd, Unincorporated Clackamas Co., 97055</p> <p>Acres: 0.18 Zone: RFFF5 Fire District: Hoodland Fire Dist #74</p> <p>Park District: Not in District</p> <p>School District: Oregon Trail Sewer: Not in District Water: Not in District</p> <p>Latitude: 45° 23' 05.08 N Longitude: 122° 03' 41.27 W</p>	\$49,480	\$12,370	\$2,474
11		<p>Tax Lot Number: 26E24CD02600 Parcel Number: 00713927</p> <p>Unimproved parcel located at E Brightwood Bridge Rd & E Brightwood Loop Rd, Unincorporated Clackamas Co., 97011</p> <p>Acres: 0.99 Zone: RR Fire District: Hoodland Fire Dist #74</p> <p>Park District: Not in District</p> <p>School District: Oregon Trail Sewer: Not in District Water: Not in District</p> <p>Latitude: 45° 22' 37.60 N Longitude: 122° 01' 07.08 W</p>	\$35,554	\$8,889	\$1,778

Item	Aerial View	Description	Assessed Real Market Value	Minimum Bid	Deposit Amt.- 20% of minimum bid
12		<p>Tax Lot Number: 26E19CD04000 Parcel Number: 00705099</p> <p>Unimproved parcel located at E Sylvan Dr & E Sylvan Way, Unincorporated Clackamas Co., 97055</p> <p>Acres: 0.15 Zone: RRF5 Fire District: Hoodland Fire Dist #74</p> <p>Park District: Not in District</p> <p>School District: Oregon Trail Sewer: Not in District Water: Not in District</p> <p>Latitude: 45° 22' 35.32 N Longitude: 122° 07' 03.44 W</p>	\$35,099	\$8,775	\$1,755
13		<p>Tax Lot Number: 27E30BB03100 Parcel Number: 00723550</p> <p>Unimproved parcel located at E Barlow Trail Rd & E Relton Ln, Unincorporated Clackamas Co., 97049</p> <p>Acres: 0.03 Zone: RR Fire District: Hoodland Fire Dist #74</p> <p>Park District: Not in District</p> <p>School District: Oregon Trail Sewer: Not in District Water: Not in District</p> <p>Latitude: 45° 22' 27.51 N Longitude: 122° 00' 11.24 W</p>	\$34,134	\$8,534	\$1,707

Item	Aerial View	Description	Assessed Real Market Value	Minimum Bid	Deposit Amt.- 20% of minimum bid
14		<p>Tax Lot Number: 26E24CD02000 Parcel Number: 00713847</p> <p>Unimproved parcel located at E Brightwood Bridge Rd & E Brightwood Loop Rd, Unincorporated Clackamas Co., 97011</p> <p>Acres: 0.82 Zone: RR Fire District: Hoodland Fire Dist #74</p> <p>Park District: Not in District</p> <p>School District: Oregon Trail Sewer: Not in District Water: Not in District</p> <p>Latitude: 45° 22' 39.97 N Longitude: 122° 01' 08.49 W</p>	\$30,456	\$7,614	\$1,523
15		<p>Tax Lot Number: 26E24CD02100 Parcel Number: 00713856</p> <p>Unimproved parcel located at E Brightwood Bridge Rd & E Brightwood Loop Rd, Unincorporated Clackamas Co., 97011</p> <p>Acres: 0.54 Zone: RR Fire District: Hoodland Fire Dist #74</p> <p>Park District: Not in District</p> <p>School District: Oregon Trail Sewer: Not in District Water: Not in District</p> <p>Latitude: 45° 22' 40.07 N Longitude: 122° 01' 07.04 W</p>	\$29,814	\$7,454	\$1,491

Item	Aerial View	Description	Assessed Real Market Value	Minimum Bid	Deposit Amt.- 20% of minimum bid
16		<p>Tax Lot Number: 22E29DB00700 Parcel Number: 00562983</p> <p>Unimproved parcel located at Holcomb Blvd & Leroy Ln, Oregon City, 97045</p> <p>Acres: 0.09 Zone: C Fire District: Clackamas RFPD #1 Park District: Not in District School District: Oregon City Sewer: Not in District Water: Oregon City</p> <p>Latitude: 45° 21' 48.87 N Longitude: 122° 35' 07.55 W</p>	\$27,506	\$6,877	\$1,375
17		<p>Tax Lot Number: 26E24CD02300 Parcel Number: 00713874</p> <p>Unimproved parcel located at E Brightwood Bridge Rd & E Brightwood Loop Rd, Unincorporated Clackamas Co., 97011</p> <p>Acres: 0.97 Zone: RR Fire District: Hoodland Fire Dist #74 Park District: Not in District School District: Oregon Trail Sewer: Not in District Water: Not in District</p> <p>Latitude: 45° 22' 40.29 N Longitude: 122° 01' 04.75 W</p>	\$26,644	\$6,661	\$1,332

Item	Aerial View	Description	Assessed Real Market Value	Minimum Bid	Deposit Amt.- 20% of minimum bid
18		<p>Tax Lot Number: 27E32BC16000 Parcel Number: 01561866</p> <p>Unimproved parcel located at E Homer Ave & E Mountain Air Dr, Unincorporated Clackamas Co., 97011</p> <p>Acres: 0.29 Zone: RR Fire District: Hoodland Fire Dist #74</p> <p>Park District: Not in District</p> <p>School District: Oregon Trail Sewer: Not in District Water: Not in District</p> <p>Latitude: 45° 21' 24.92 N Longitude: 121° 58' 49.33 W</p>	\$23,681	\$5,921	\$1,184
19		<p>Tax Lot Number: 32E05BB00800 Parcel Number: 00844643</p> <p>Unimproved parcel located at Irving St & Mt Hood St, Oregon City, 97045</p> <p>Acres: 0.44 Zone: MUC1 Fire District: Clackamas RFPD #1</p> <p>Park District: Not in District</p> <p>School District: Oregon City Sewer: Not in District Water: Oregon City</p> <p>Latitude: 45° 20' 43.67 N Longitude: 122° 35' 45.31 W</p>	\$21,082	\$5,270	\$1,054

Item	Aerial View	Description	Assessed Real Market Value	Minimum Bid	Deposit Amt.- 20% of minimum bid
20		<p>Tax Lot Number: 23E21B 00600 Parcel Number: 00632836</p> <p>Unimproved parcel located at 12 Mp & SE Hwy 224, Unincorporated Clackamas Co., 97089</p> <p>Acres: 0.09 Zone: RFFF5 Fire District: Clackamas RFPD #1 Park District: Not in District School District: North Clackamas Sewer: Not in District Water: Not in District</p> <p>Latitude: 45° 23' 05.64 N Longitude: 122° 27' 05.19 W</p>	\$19,795	\$4,949	\$990
21		<p>Tax Lot Number: 32E16BA10000 Parcel Number: 05014323</p> <p>Unimproved parcel located at Berge View Ave & Murren Way, Oregon City, 97045</p> <p>Acres: 0.15 Zone: R2 Fire District: Clackamas RFPD #1 Park District: Not in District School District: Oregon City Sewer: Not in District Water: Oregon City</p> <p>Latitude: 45° 18' 59.20 N Longitude: 122° 34' 20.47 W</p>	\$15,004	\$7,502	\$1,500