



DAN JOHNSON
DIRECTOR

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

MEMORANDUM

TO: Clackamas County Board of County Commissioners (BCC)
FROM: Dan Johnson, Director
RE: DTD/Property Disposition Surplus Property Recommendation
DATE: April 11, 2023

Request: DTD/Property Disposition is requesting that the BCC review and approve the proposed tax foreclosed parcels for declaration as surplus.

Background: Clackamas County's Department of Assessment and Taxation annually forecloses on properties with delinquent real property taxes. The foreclosure process is a statutory six year process – taxes must be delinquent for three years before the foreclosure lawsuit is filed, followed by a two year redemption period, then 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 of the property is transferred to the Property Disposition Division of the Department of Transportation and Development. The Property Disposition Division is tasked with managing, administering and dispersing tax foreclosed real property assets in a cost-effective manner to provide a County public benefit. No General Fund resources are allocated to this program. 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.

Options:

The Board may:

1. Approve the proposed property list as dedicated surplus to be offered for sale at a future auction or private sale. (Attachment A)
2. Remove any or all properties as consideration for surplus.

Respectfully Submitted,
Dan Johnson, Director

Item 1 Map # 22E03DA02400: This parcel is approximately .10 acres and is a storm water detention area located in Summer Place Subdivision in Happy Valley. The Assessor's Real Market Value is \$35,142. Property Disposition recommends setting the minimum bid at \$8,785 based on the building constraints.

Item 2 Map # 22E15C 00702: This parcel is approximately 1.50 acres is located off of Clackamas River Drive & Brunner Rd. This is an unimproved parcel with no direct road access. The Assessor's Real Market Value is \$52,910. Property Disposition recommends setting the minimum bid at \$26,455.

Item 3 Map # 22E18DC00209: This parcel is approximately .10 acres is located at 18148 SE Sun Meadow Ct., Milwaukie, OR 97267. This parcel is improved with a home that is approximately 1625 square feet in very poor condition. The Appraised Value is \$355,000. Property Disposition recommends setting the minimum bid at \$266,250 based on the poor condition.

Item 4 Map # 22E19AD07000: This parcel is approximately .28 acres is located at 1640 Manor Drive, Gladstone, OR 97027. This parcel is improved with a home that is approximately 1328 square feet. The Appraised Value is \$210,000. Property Disposition recommends setting the minimum bid at \$157,500 based on the poor condition.

Item 5 Map # 22E31DA01601: This parcel is approximately .15 acres is located off of Van Buren & 6th Street in Oregon City, OR. This parcel is not improved and has a septic easement for an adjoining parcel on it. Assessor's Real Market Value is \$81,212. Disposition recommends setting the minimum bid at \$40,606 based on the potential constraints on the parcel (easements).

Item 6 Map # 22E31DA03200: This commercial parcel is approximately .02 acres is located off of JQ Adams Street in Oregon City, OR. These parcel is an old vacated unimproved alley. The Assessor's Real Market Value is \$24,338. Property Disposition recommends setting the minimum bid at \$12,169.

Item 7 Map # 24E08 00502: This is an improved parcel located at 31262 SE Kelso Rd., Boring OR 97009. The parcel is approximately 5.16 acres with a home built in 1930 which is approximately 1,456 square ft. The Appraised Value is \$455,000. Property Disposition recommends setting the minimum bid at \$368,550 based on a combination of the condition of the home, costs of cleaning up the home/site and the IRS lien on the property.

Item 8 Map # 27E32BC11900: This parcel is approximately .17 acres located off of Lataurelle Rd. and Hwy 26 in Welches, OR. This parcel is not improved, overgrown and has no current road access. The Assessor's Real Market Value is \$77,629. Property Disposition recommends setting the minimum bid at \$19,317.

Item 9 Map # 27E32BD05200, 05300 & 05400: These are contiguous parcels located at 66947 E Oregon Street, Welches, OR 97067 and total approximately .21 acres. There is a 288 square foot cabin built in 1925 on one of the parcels that is in very poor condition. The total Assessor's Real Market Value is \$117,834. Property Disposition recommends setting the minimum bid at \$88,375.



Item 10 Map # 35E05 01401: This parcel is approximately 3.04 acres located at 42990 SE Wildcat Mtn. Rd., Sandy, OR 97055. This parcel does not currently have a residential structure, but has a 1937 carport that has little to no value. The Assessor's Real Market Value is \$276,941. Property Disposition recommends setting the minimum bid at \$207,705.


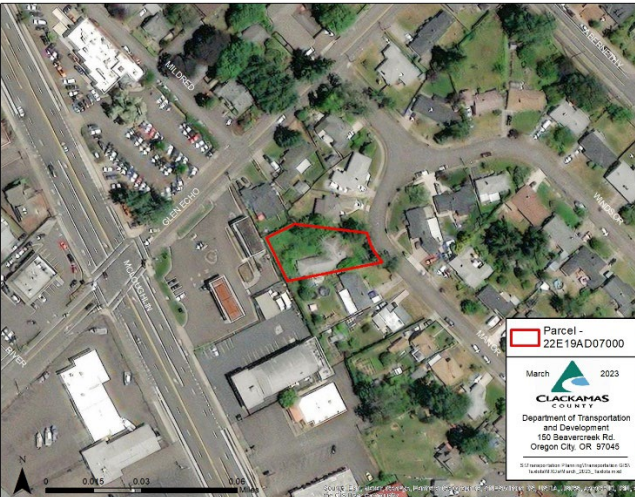
Item 11 Map # 35E20 01004: This parcel is approximately 8.86 acres located at 32390 SE Belfils Rd., Estacada, OR 97027. There is as a very run down manufactured structure that carries little to no value, and the land is very sloped - only approximately 2.68 of the 8.86 acres are useable. The Appraised Value is \$290,000. Property Disposition is recommending the minimum bid be set at \$217,500.

Item 12 Map # 37E03BA02100: This parcel is approximately .11 acres located off of Arthur Hailey Rd., Rhododendron, OR 97049. This parcel is not improved. The Assessor's Real Market Value is \$23,289. Property Disposition recommends setting the minimum bid at \$11,644.

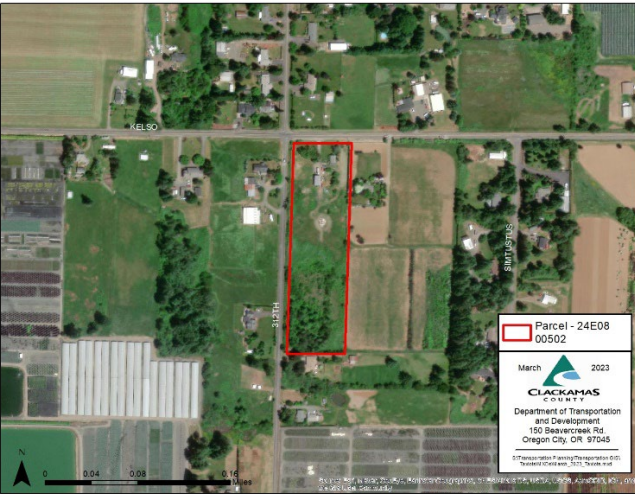
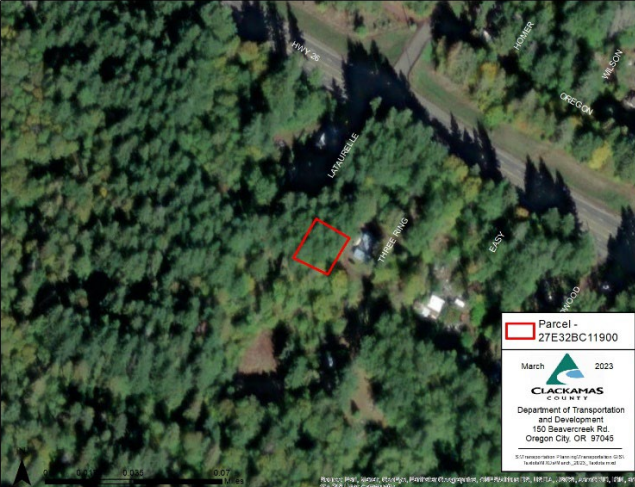
Item 13 Map # 37E03CA05200: This parcel is approximately .17 acres located off of Jennie Lane, Rhododendron, OR 97049. This parcels is not improved. The Assessor's Real Market Value is \$65,209. Property Disposition recommends setting the minimum bid at \$32,604.



ATTACHMENT A

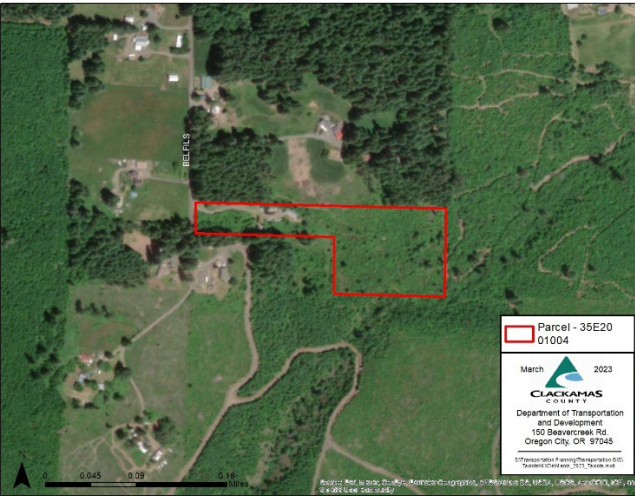

Item	Aerial View	Description	Assessed Real Market Value	Minimum Bid Amount	Deposit Amount- 20% of the minimum bid
1		<p>Tax Lot Number 22E03DA02400 Parcel Number 01876189</p> <p>Unimproved parcel located at SE Summer Pl & SE 119th Dr, Unincorporated Clackamas Co., 97015</p> <p>Zone: R8.5 0.1 Acres Fire 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>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</p> <p>Latitude: -122.202907 Longitude: +45.25001630</p>	<p>\$559,213</p>	<p>\$368,550</p>	<p>\$73,710</p>
<p>8</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</p> <p>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