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THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Treasurer-Tax Collector

BOARD AGENDA # *B-12

Urgent Routine

AGENDA DATE November 6, 2007

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Sell Tax-Defaulted Properties

STAFF RECOMMENDATIONS:

1. Pursuant to Section 3694 of the Revenue and Taxation Code, the Treasurer-Tax Collector requests approval from the Board of Supervisors for the sale of the tax-defaulted properties for the minimum bid as described on the attached report.
2. Pursuant to Section 3698.5(c) of the Revenue and Taxation Code, authorize the Treasurer-Tax Collector to re-offer those parcels which do not obtain the minimum bid at a price which is deemed appropriate by the Treasurer-Tax Collector.

FISCAL IMPACT:

The sale will either prompt the property owners to pay the amounts due prior to the sale as shown in the attachment or the successful bidders will pay a sufficient amount to cover the delinquency amount. The ultimate goal is to get these properties revenue producing once again.

BOARD ACTION AS FOLLOWS:

No. 2007-877

On motion of Supervisor Mayfield, Seconded by Supervisor Grover
and approved by the following vote,

Ayes: Supervisors: Mayfield, Grover, Monteith, DeMartini, and Chairman O'Brien

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) Approved as recommended

2) Denied

3) Approved as amended

4) Other:

MOTION:

Christine Ferraro

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

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DISCUSSION:

Pursuant to Section 3698 of the Revenue and Taxation Code, it is the intention of the Treasurer-Tax Collector to sell at public auction the tax-defaulted properties described on the attached Report of Sale. The subject properties will be offered for a minimum bid, which covers the delinquency amount. The minimum bid covers the amount owing to the County except for Item No. 1 and is noted on the Report of Sale along with a description of said property and the last Assessee of Record.

The County believes that Item No.1, Default No. 890096859 (APN 043-003-001-000), has not sold due to contamination. This item was offered for sale for the amount due from the year 1998, but did not sell. Therefore, the minimum bid is for \$20,500.00 even though the amount due is \$50,463.54, pursuant to R & T Code 3698.5(c).

In accordance with Revenue and Taxation Code Section 3698.5(c), properties without a successful bidder will be re-offered for an amount that the Treasurer-Tax Collector deems appropriate.

POLICY ISSUES:

This complies with the requirements of Revenue and Taxation Code 3694 wherein the sale of tax-defaulted properties may only take place if approved by the Board of Supervisors.

Approval of this agenda item will support the Board's priority of efficient delivery of public services.

STAFFING IMPACT:

There is no staffing impact associated with this item.

S.No.	Assessor's Parcel Number	Last Assessee (Lastname, First Name)	Description (Situs address)	Default No. & Year of Default	Amount due (incl. fee)	Minimum Bid
1	043-003-001-000	Moniz Manuel L Jr & Moniz Virginia M	1034 Lander Ave, Turlock	890096859 1988/89	\$50,463.64	\$20,500.00
2	015-015-053-000	Schmidt P B Life Estate et al	13824 Tim Bell Rd, Waterford	980039553 1997/98	\$10,385.99	\$10,400.00
3	015-049-001-000	Schmidt P B Life Estate et al	13643 Tim Bell Rd, Waterford	980039554 1997/98	\$5,063.12	\$5,100.00
4	038-039-021-000	Singh Deepak P & Paul Promila	1015 S 9th St, Modesto	980040006 1997/98	\$3,237.66	\$3,300.00
5	038-039-023-000	Singh Deepak P & Paul Promila	1001 S 9th St, Modesto	980040007 1997/98	\$5,787.38	\$5,800.00
6	049-045-010-000	Stevinson et al Samuel	River Rd, Newman	000045914 1999/00	\$867.53	\$900.00
7	049-045-016-000	Stevinson et al Samuel	River W of Rd, Newman	000045915 1999/00	\$1,292.83	\$1,300.00
8	049-045-025-000	Stevinson et al Samuel	River Rd, Newman	000045916 1999/00	\$837.56	\$900.00
9	049-045-026-000	Stevinson et al Camille	River Rd, Newman	000045917 1999/00	\$867.53	\$900.00
10	050-001-011-000	Dizney Mike et al	808 Walnut Ave, Turlock	000045921 2000/01	\$40,735.35	\$40,800.00
11	010-063-001-000	Country Oak Properties LLC	Orange Blossom Rd, Oakdale	010050179 2000/01	\$672.03	\$700.00
12	033-037-029-000	Baker Cynthia Lynn et al	2236 Meta Ct, Modesto	010050579 2000/01	\$3,231.36	\$3,300.00
13	079-027-097-000	Creekwood Meadows Investors	Creekwood Dr, Modesto	010052035 2000/01	\$577.57	\$600.00
14	085-018-056-000	Anderson Esperanza	2709 Typhoon Ave, Modesto	010052130 2000/01	\$7,472.48	\$7,500.00
15	013-009-009-000	Farmer Robert G	504 King Richard Ln, Modesto	010052744 2000/01	\$4,601.67	\$4,700.00
16	078-053-039-000	Althuizen Ronald P Jr & Renata R	4009 Corte Bella, Modesto	010053365 2000/01	\$11,531.21	\$11,600.00
17	002-059-012-000	Henson Joel Allen & Vida Ilene	11701, 26 Mile Rd, Valley Home	020053818 2001/02	\$30,492.12	\$30,500.00
18	010-064-003-000	California Associated LTD	Dixon Rd, Oakdale	020053938 2001/02	\$807.00	\$900.00
19	022-029-021-000	Santana Mia et al	Monterey Ave, Ceres	020054115 2001/02	\$1,681.88	\$1,700.00
20	023-001-012-000	Mason John S Jr & Norma L	7001 Faith Home Rd, Ceres	020054121 2001/02	\$6,066.98	\$6,100.00
21	033-032-021-000	Martinez Henry & Eufrosina	205 Trask Ln, Modesto	020054286 2001/02	\$4,108.07	\$4,200.00
22	033-081-017-000	Propes Genevieve Bell Tr	3220 Burnside Ave, Modesto	020054312 2001/02	\$8,156.55	\$8,200.00

23	045-019-018-000	The Leader Mortgage Co LLC	5321, 9th Street, Keyes	020054686 2001/02	\$6,939.36	\$7,000.00
24	048-054-027-000	States Properties Inc	342 E Las Palmas Ave, Patterson	020054848 2001/02	\$450.17	\$500.00
25	053-030-044-000	Murray Mollie E	3613 Hemlock Ave, Ceres	020054954 2001/02	\$3,531.31	\$3,600.00
26	054-056-035-000	Cortez Francisco Jr & Cortez Julia	1729 Patton Dr, Modesto	020055013 2001/02	\$6,935.40	\$7,000.00
27	055-006-011-000	Bopp Larry A & Bopp Jeannie M	1008 Annapolis Ave, Modesto	020055016 2001/02	\$26,125.01	\$26,200.00
28	055-043-003-000	Alford Selina J	4120 Semallon Dr, Modesto	020055028 2001/02	\$9,871.31	\$9,900.00
29	056-046-067-000	Vazquez Jose et al	800 Lassen Ave, Modesto	020055071 2001/02	\$2,394.10	\$2,400.00
30	060-007-015-000	Haywood Walter J	1902 Edsel Ave, Modesto	020055147 2001/02	\$6,222.10	\$6,300.00
31	074-004-034-000	KM Residential Investment LLC	2129 Park Ridge Dr, Riverbank	020055521 2001/02	\$34,097.66	\$34,100.00
32	075-054-004-000	Kaufman & Broad Cent Valley Inc	River Cove Dr, Riverbank	020055566 2001/02	\$470.19	\$500.00
33	085-019-010-000	Springmeyer Bruce & Sandra	2909 Alysheba Ave, Modesto	020055870 2001/02	\$6,385.94	\$6,400.00
34	107-003-015-000	Neville Lawrence W	420 Bonita, Modesto	020055989 2001/02	\$5,284.33	\$5,300.00
35	132-057-023-000	Evans Albert L et al	3761 Arizona Ave, Riverbank	020056266 2001/02	\$3,130.59	\$3,200.00
36	134-005-006-000	J. Daniel McCarry	320 G St, Waterford	020056301 2001/02	\$54,356.92	\$54,400.00
37	134-007-060-000	J. Daniel McCarry	12616 Bentley St, Waterford	020056308 2001/02	\$27,873.65	\$27,900.00
38	135-041-017-000	Lopez Leonard & Lopez Alicia	4480 Salida Blvd, Salida	020056385 2001/02	\$16,404.29	\$16,500.00
39	016-027-056-000	Chipres Erica	1505 Amelia St, Patterson	020056520 2001/02	\$1,898.43	\$1,900.00
40	021-037-034-000	Herrera Gloria & Jose	1166 Bue Heron Dr, Patterson	020056551 2001/02	\$5,756.81	\$5,800.00
41	022-025-003-000	Gonzalez Soliray & Raymondo	530 E Taylor Rd, Ceres	020056555 2001/02	\$9,213.68	\$9,300.00
42	033-072-008-000	Ortiz Evila Arreola	528 Mary Todd Ln, Modesto	020056626 2001/02	\$3,598.68	\$3,600.00
43	037-022-063-000	Harrington Alice	1721 Donald St, Modesto	020056655 2001/02	\$1,677.84	\$1,700.00
44	039-057-047-000	Montanez Martin et al	1308 Rolls Royce Ln, Ceres	020056718 2001/02	\$2,074.54	\$2,100.00
45	039-057-061-000	Mendoza Eduardo	1408 Nadine Ave, Ceres	020056720 2001/02	\$3,639.30	\$3,700.00

46	056-056-023-000	Valencia Armando	2505 Carol Ln, Modesto	020056902 2001/02	\$8,343.06	\$8,400.00
47	056-070-012-000	Palma Carlos J & Palma Maria E	1729 Pawtucket Ave, Modesto	020056912 2001/02	\$1,935.92	\$2,000.00
48	080-057-039-000	Hatfield Jeanne Tr	518 Reinway Ave, Waterford	020057180 2001/02	\$13,152.89	\$13,200.00
49	101-007-052-000	Duran Denise	509 S Madison St, Modesto	020057238 2001/02	\$4,462.02	\$4,500.00
50	127-023-011-000	Alexander Donald & Alexander Trisha	2222 7th St, Ceres	020057311 2001/02	\$2,978.28	\$3,000.00
51	129-020-002-000	Magana Roberto et al	715 E G St, Oakdale	020057334 2001/02	\$2,699.40	\$2,700.00
52	131-019-049-000	Ruiz Emerita	123 S 6th St, Patterson	020057342 2001/02	\$9,195.08	\$9,200.00
53	131-047-021-000	McCall Phillip B IV	313 S 7th St, Patterson	020057344 2001/02	\$3,839.64	\$3,900.00
54	088-014-005-000	Gutierrez Jose Luis & Gutierrez Maria Luisa	2040 Tully Rd, Turlock	020057446 2001/02	\$2,625.18	\$2,700.00
					\$486,500.59	\$458,800.00