

Gordon B. Ford

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

DEPT: Treasurer-Tax Collector

BOARD AGENDA # *B-5

Urgent Routine

AGENDA DATE November 3, 2009

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. 2009-751

On motion of Supervisor Monteith, Seconded by Supervisor Grover

and approved by the following vote,

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

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) X Approved as recommended

2) _____ Denied

3) _____ Approved as amended

4) _____ Other:

MOTION:

Christine Ferraro

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

Approval to Sell Tax-Defaulted Properties
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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 listing. 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 and is noted on the attached listing along with a description of said property and the last Assessee of Record.

Item No. 45 has defaulted taxes that are subject to auction. This item is inactive, and taxes are not currently being assessed on this parcel. On this item, new parcels were created subsequently, which are the three parcels listed under Item No. 45.

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 (Last name, First name)	Description (Situs address)	Default No. & Year of Default	Amount Due (including fees)	Minimum Bid
1	134-012-006-000	PETERSON DAYMON D	12906 132 HWY, WATERFORD	020056319 2001/2002	\$ 23,061.30	\$ 23,100.00
2	127-002-029-000	VAUGHN GARY & VAUGHN DELANA	2017 HOLLISTER ST, CERES	030000168 2002/2003	\$11,660.63	\$11,700.00
3	129-020-020-000	HERNANDEZ CARLOS & LANA S	856 H ST, OAKDALE	030001964 2002/2003	\$ 44,111.20	\$ 44,200.00
4	130-030-004-000	DUTRA BRENDA TEUNISSEN	417 W H ST, OAKDALE	030001954 2002/2003	\$ 4,260.89	\$ 4,300.00
5	136-030-004-000	ROBLEDO SONIA	5612 SUN GOLD DR, SALIDA	030003833 2002/2003	\$ 38,967.30	\$ 39,000.00
6	006-083-050-000	ROGERS CLIFF & ROGERS GLENNA G	7550 GILBERT RD, OAKDALE	040002747 2003/2004	\$ 49,620.89	\$ 49,700.00
7	008-027-009-000	PARSONS ROBERT E & DEBORAH M	30048 YOSEMITE BLVD, LA GRANGE	040000476 2003/2004	\$ 31,466.40	\$ 31,500.00
8	016-021-025-000	BETTENCOURT FARMS	E ST., WESTLEY	040000924 2003/2004	\$ 694.74	\$ 700.00
9	017-011-046-000	OLIVER GARY B & OLIVER DEBRA M	1605 GRIMES AVE, MODESTO	040000619 2003/2004	\$ 19,320.47	\$ 19,400.00
10	019-024-033-000	JONES MARLAND D II & JONES EVON	0 MONTPELIER RD, DENAIR	040000631 2003/2004	\$ 2,350.21	\$ 2,400.00
11	022-029-029-000	MC ELVAINE RUTH	7630 MONTEREY AVE, CERES	040003334 2003/2004	\$ 6,628.99	\$ 6,700.00
12	025-003-021-000	GREENBERG JOANN ET AL	0 HWY 5 HWY, NEWMAN	040004310 2003/2004	\$ 992.36	\$ 1,000.00
13	029-041-056-000	RIOS JUAN CARLOS & ROSA C	1200 MOCCASIN DR, MODESTO	040004705 2003/2004	\$ 4,283.25	\$ 4,300.00
14	033-069-018-000	WOLFE KEITH & WOLFE THERESA	236 RIVERSIDE DR, MODESTO	040000894 2003/2004	\$ 2,441.37	\$ 2,500.00
15	033-091-066-000	VEGA LUIS A	3301 JAMESTOWN DR, MODESTO	040001292 2003/2004	\$ 13,836.79	\$ 13,900.00
16	034-010-010-000	TOMPKINS SELMA H TR	2019 LANCE ST, MODESTO	040001312 2003/2004	\$ 3,540.21	\$ 3,600.00
17	035-043-025-000	RIVERA EMILIO	1304 LARKIN AVE, MODESTO	040054366 2003/2004	\$ 5,739.68	\$ 5,800.00
18	038-013-009-000	TAYLOR TYWAN	505 ANSUL AVE, MODESTO	040000957 2003/2004	\$ 12,524.02	\$ 12,600.00
19	038-040-036-000	HAYES JOHN C	920 BEWLEY AVE, MODESTO	040004564 2003/2004	\$ 1,322.50	\$ 1,400.00
20	038-050-007-000	RAMIREZ JUAN M & CUEVAS YOLANDA	400 AVON ST, MODESTO	040001033 2003/2004	\$ 2,503.59	\$ 2,600.00
21	040-010-033-000	NUNO JUAN	1813 WEATHERVANE LN, CERES	040002341 2003/2004	\$ 2,268.56	\$ 2,300.00
22	041-032-027-000	S A G INC	CENTRAL AVE, CERES	040001825 2003/2004	\$ 2,760.20	\$ 2,800.00
23	043-046-001-000	BELEW UTE G	500 LANDER AVE, TURLOCK	040001988 2003/2004	\$ 9,735.52	\$ 9,800.00

24	044-008-003-000	FEERY DENNIS F HEIRS OF	117 S TULLY RD, TURLOCK	040002018 2003/2004	\$ 8,296.30	\$ 8,300.00
25	045-017-038-000	SANDERS FRANK	5208 7TH ST, KEYES	040004636 2003/2004	\$ 4,228.48	\$ 4,300.00
26	046-019-010-000	AGUAYO JESUS R & AGUAYO LAUREEN C	4132 QUIET BROOK CT, MODESTO	040003237 2003/2004	\$ 24,639.58	\$ 24,700.00
27	047-046-018-000	GAPOL MILDRED A	656 ROSEMARY DR, PATTERSON	040003214 2003/2004	\$ 12,816.30	\$ 12,900.00
28	048-003-040-000	OCHOA J MANUEL ET AL	1638 LAS PALMAS AVE, PATTERSON	040040282 2003/2004	\$ 18,817.06	\$ 18,900.00
29	048-050-013-000	VIRGEN ALFREDO	524 SUNFLOWER DR, PATTERSON	040000260 2003/2004	\$ 4,540.10	\$ 4,600.00
30	049-003-005-000	CATFISH CAMP INC	14200 CROWS LANDING RD, CROWS LANDING	040054855 2003/2004	\$ 48,565.47	\$ 48,600.00
31	051-037-015-000	COOPER DELLA	2525 CLARA DR, TURLOCK	040002476 2003/2004	\$ 6,927.87	\$ 7,000.00
32	056-018-026-000	BAUTISTA ARTURO ET AL TRS	1731 CROWS LANDING RD, MODESTO	040040470 2003/2004	\$ 26,053.03	\$ 26,100.00
33	056-024-049-000	GARCIA RAUL & GARCIA LORENA	1745 DALLAS ST, MODESTO	040002834 2003/2004	\$ 5,861.56	\$ 5,900.00
34	056-046-008-000	PIMENTEL JOEL	821 INYO AVE, MODESTO	040001654 2003/2004	\$ 11,788.04	\$ 11,800.00
35	061-016-030-000	AGUILAR FRANCISCO VALENCIA ET AL	132 1ST ST, TURLOCK	040003088 2003/2004	\$ 25,879.02	\$ 25,900.00
36	064-006-011-000	THERIOT BRUCE M ET AL	737 E A ST, OAKDALE	040002765 2003/2004	\$ 16,824.08	\$ 16,900.00
37	071-023-033-000	DIAZ DOMENICA	2418 CAMBRIDGE CT, TURLOCK	040003459 2003/2004	\$ 31,256.07	\$ 31,300.00
38	072-068-026-000	JOHNSON PAMELA G & JOHNSON MICHAEL D	4533 VISIONS DR, TURLOCK	040004567 2003/2004	\$ 6,842.58	\$ 6,900.00
39	075-012-057-000	ARAUZA CESARIO T & ET UX	2554 DOBBINS LN, RIVERBANK	040005078 2003/2004	\$ 4,585.36	\$ 4,600.00
40	075-016-040-000	HAL PORTER HOMES	WISCONSIN CT, RIVERBANK	040004723 2003/2004	\$ 970.11	\$ 1,000.00
41	075-050-070-000	PERALES STEVEN C & PERALES JOSEPHINE Z	2640 BRIARCLIFF DR, RIVERBANK	040003541 2003/2004	\$ 33,866.96	\$ 33,900.00
42	085-034-035-000	BONDOC RAMON C & BONDOC EVELYN S	3009 O KEEFE CT, MODESTO	040001939 2003/2004	\$ 7,110.79	\$ 7,200.00
43	101-004-015-000	COWINGS LAURA J ET AL	107 LAUREL AVE, MODESTO	040003770 2003/2004	\$ 4,069.63	\$ 4,100.00
44	101-006-021-000	CHARTER MORTGAGE INVEST INC	209 S WASHINGTON ST, MODESTO	040003775 2003/2004	\$ 8,549.67	\$ 8,600.00
45	102-013-007-000	PODESTO VIRGINIA L ET AL	FAIRWAY & NEECE DR, MODESTO	040003783 2003/2004	\$ 8,470.86	\$ 8,500.00
	102-013-018-000	JVKCC INVESTMENTS INC	0 FAIRWAY DR, MODESTO	040003783 2003/2004	\$ 8,470.86	\$ 8,500.00
	102-013-019-000	JVKCC INVESTMENTS INC	0 FAIRWAY DR, MODESTO	040003783 2003/2004	\$ 8,470.86	\$ 8,500.00

	102-013-020-000	GONSALVES JEFFREY L & VICTORIA A	0 FAIRWAY DR, MODESTO	040003783 2003/2004	\$ 8,470.86	\$ 8,500.00
46	102-015-010-000	GONSALVES JEFFREY L & VICTORIA A	CENTER ST, MODESTO	040003786 2003/2004	\$ 4,184.75	\$ 4,200.00
47	108-013-010-000	MADRID SILVESTRE	1025 YOSEMITE BLVD, MODESTO	040003806 2003/2004	\$ 15,571.36	\$ 15,600.00
48	108-013-011-000	MADRID SILVESTRE	1011 YOSEMITE BLVD, MODESTO	040000522 2003/2004	\$ 13,723.57	\$ 13,800.00
49	108-014-014-000	S A G INC	1131 YOSEMITE BLVD, MODESTO	040002266 2003/2004	\$ 4,861.82	\$ 4,900.00
50	112-007-001-000	GARVIN ALAN	304 CORSON AVE, MODESTO	040003837 2003/2004	\$ 13,362.15	\$ 13,400.00
51	117-010-081-000	TORDSEN LILLIAN ET AL	1533 W ORANGEBURG AVE, MODESTO	040003869 2003/2004	\$ 4,508.41	\$ 4,600.00
52	132-012-002-000	LA CRESCENTA PROPERTIES LLC	3306 SANTA FE ST, RIVERBANK	040000754 2003/2004	\$ 37,311.31	\$ 37,400.00
53	132-015-023-000	BETTER BUILDING DEVELOPMNT INC	7TH ST, RIVERBANK	040002234 2003/2004	\$ 22,409.51	\$ 22,500.00
54	132-022-041-000	HARRIS THOMAS W SR & HARRIS LUCILLE	SIERRA ST, RIVERBANK	040003977 2003/2004	\$ 4,042.59	\$ 4,100.00
55	133-005-009-000	PUGH WILLIAM NATHANIEL	ABBIE ST, EMPIRE	040000298 2003/2004	\$ 1,107.61	\$ 1,200.00
56	134-028-013-000	TELLES CHAD	532 N C ST, WATERFORD	040005101 2003/2004	\$ 16,281.11	\$ 16,300.00