

Gordon B. Ford

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

DEPT: Treasurer-Tax Collector

BOARD AGENDA # *B-4

Urgent Routine

AGENDA DATE October 26, 2010

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Sell 82 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 prompt the property owners to pay the amounts due prior to the sale as shown in the attachment. If the property owners do not pay the due amount prior to the date of tax sale, the delinquent tax amount will be paid when the property is sold to the successful bidders.

(Continued on Page 2)

BOARD ACTION AS FOLLOWS:

No. 2010-664

On motion of Supervisor O'Brien, Seconded by Supervisor Chiesa

and approved by the following vote,

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

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.

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FISCAL IMPACT: (Continued)

“Amounts Due” is sufficient to pay the delinquent taxes and fees except item numbers 8, 12, 13 and 15. The bid amount due on item numbers 8, 12, 13 and 15 are less than amount due because these were offered for sale last year but were not sold. The amounts shown in the column “Minimum Bid” are rounded off to the next higher hundred for practical and convenient purposes. Any amount collected over and above the amount due during the Tax Sale would be refunded to the parties of interest per Revenue and Taxation Code. Since the County will be offering four properties below the amount due, there is a potential loss of \$4,854.30 which is the difference between the amount of \$755,054.30 shown in the column under “Amounts Due” and \$750,200.00 shown in the column under “Minimum Bid”.

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 numbers 8, 12, 13, and 15 and is noted on the Report of Sale along with a description of said property and the last Assessee of Record.

The properties listed as item numbers 8, 12, 13 and 15 were offered for sale for the amounts due at the 2010 auction but did not sell. Therefore, the minimum bids will be \$3,400.00, \$400.00, \$3,000.00 and \$400.00 respectively, even though the amounts due are \$6,900.00, \$1,500.00, \$6,000.00 and \$1,600.00 respectively.

In accordance with the California Revenue and Taxation Code Section 3698.5(c), where the property or property interests have been offered for sale at least once and no acceptable bids therefore have been received at the minimum price determined, the tax collector may, in his or her discretion and with the approval of the board of supervisors, offer that same property or those interests at the same or next scheduled sale at a minimum price that the tax collector deems appropriate in light of the most current assessed valuation of that property or those interests, or any unique circumstances with respect to that property or those interests.

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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.

CONTACT PERSON:

Gordon B. Ford, Treasurer-Tax Collector. Telephone: 525-4463

S. No.	Assessors Parcel Number	Last Assessee (Lastname, Firstname)	Description (Situs address)	Default No. & Year of Default	Amount Due (including fees)	Minimum Bid
1	015-015-053-000	SCHMIDT P B LIFE EST ET AL	13824 TIM BELL RD, WATERFORD	980039553 1997/1998	\$ 11,516.49	\$ 11,600.00
2	015-049-001-000	SCHMIDT P B LIFE EST ET AL	13643 TIM BELL RD, WATERFORD	980039554 1997/1998	\$ 6,898.75	\$ 6,900.00
3	016-009-034-000	U S A	3924 PELICAN RD, VERNALIS	000045034 1999/2000	\$ 1,349.01	\$ 1,400.00
4	014-038-007-000	SAMRA AMARJIT S TR	1165 CHURCH ST, MODESTO	030002333 2002/2003	\$ 30,461.08	\$ 30,500.00
5	043-012-043-000	SHAMROCK EST HOMEOWNERS ASSN	DONEGAL CT, TURLOCK	030002891 2002/2003	\$ 2,704.13	\$ 2,800.00
6	010-012-018-000	SWANSON BIRGER K & RANGLE-SWANSON CYNTHIA R	13340 LANCASTER RD, OAKDALE	040000463 2003/2004	\$ 6,681.52	\$ 6,700.00
7	030-007-024-000	ZINNBAURER RONALD L	640 LENORE DR, MODESTO	040001043 2003/2004	\$ 3,972.78	\$ 4,000.00
8	035-043-025-000	RIVERA EMILIO	1304 LARKIN AVE, MODESTO	040054366 2003/2004	\$ 6,849.52	\$ 3,400.00
9	048-007-010-000	PARKER RONALD K	1919 FIG AVE, PATTERSON	040002295 2003/2004	\$ 10,268.82	\$ 10,300.00
10	054-044-008-000	HALVERSON LOUIS GEORGE	2057 WINTON AVE, MODESTO	040002505 2003/2004	\$ 3,002.89	\$ 3,100.00
11	056-025-020-000	WILSON BRUCE E	1917 W HATCH RD, MODESTO	040034704 2003/2004	\$ 7,184.07	\$ 7,200.00
12	075-016-040-000	HAL PORTER HOMES	WISCONSIN CT, RIVERBANK	040004723 2003/2004	\$ 1,415.42	\$ 400.00
13	108-014-014-000	S A G INC	1131 YOSEMITE BLVD, MODESTO	040002266 2003/2004	\$ 5,937.32	\$ 3,000.00
14	127-015-003-000	PRICE DOUGLAS R	2529 6TH ST, CERES	040003087 2003/2004	\$ 4,360.54	\$ 4,400.00
15	133-005-009-000	PUGH WILLIAM NATHANIEL	ABBIE ST, EMPIRE	040000298 2003/2004	\$ 1,589.82	\$ 400.00
16	134-003-019-000	JAYNES ARTHUR & CHERYL	320 H ST, WATERFORD	040004155 2003/2004	\$ 9,427.07	\$ 9,500.00
17	005-070-024-000	GONZALEZ RAUL	2305 POWELL DR #2, MODESTO	050001424 2004/2005	\$ 12,064.94	\$ 12,100.00
18	005-072-024-000	GONZALEZ RAUL	2305 POWELL DR #4, MODESTO	050000050 2004/2005	\$ 12,064.94	\$ 12,100.00
19	008-027-011-000	PARSONS ROBERT E & DEBORAH M	FLOTO W OF ST, LA GRANGE	050000269 2004/2005	\$ 7,471.23	\$ 7,500.00
20	009-038-045-000	HOWARD MARLIN D & ET UX	5025 TYSON ST, EMPIRE	050000662 2004/2005	\$ 6,092.64	\$ 6,100.00
21	014-014-004-000	STARR RESOURCES CORP	CLAUS RD, MODESTO	050000801 2004/2005	\$ 7,823.56	\$ 7,900.00
22	016-027-001-000	JARA SABINO & SAN JUANA	1620 MINNIE ST, GRAYSON	050000819 2004/2005	\$ 16,633.73	\$ 16,700.00

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23	016-029-012-000	LEON ORLANDO & PAULA	8704 WILSON ST, GRAYSON	050050244 2004/2005	\$ 7,669.47	\$ 7,700.00
24	018-033-025-000	ARREOLA NOE ET AL	2006 4TH ST, HUGHSON	050002413 2004/2005	\$ 3,597.40	\$ 3,600.00
25	018-051-032-000	ROBINSON RANDALL & ROBINSON JEANINE	2519 6TH ST, HUGHSON	050000958 2004/2005	\$ 4,539.61	\$ 4,600.00
26	024-028-001-000	LEON FELIPE & MARTHA	3857 SAN JOAQUIN AVE, DENAIR	050002261 2004/2005	\$ 4,841.06	\$ 4,900.00
27	029-007-041-000	MARTINEZ GUSTAVO G	1802 LAURALEE CT, MODESTO	050004301 2004/2005	\$ 5,489.58	\$ 5,500.00
28	030-014-011-000	AVILA MIGUEL	913 BRIGGS AVE, MODESTO	050001408 2004/2005	\$ 5,498.65	\$ 5,500.00
29	033-038-040-000	MORENO FELIX	620 EL VISTA AVE, MODESTO	050002862 2004/2005	\$ 2,512.48	\$ 2,600.00
30	035-032-023-000	GONZALES IRMA ET AL	1631 TENAYA DR, MODESTO	050000394 2004/2005	\$ 2,539.16	\$ 2,600.00
31	037-004-070-000	SANCHEZ DOMINGO	1033 BEVERLY DR, MODESTO	050001473 2004/2005	\$ 4,919.35	\$ 5,000.00
32	037-007-024-000	SANCHEZ DOMINGO	1101 PARADISE RD, MODESTO	050001575 2004/2005	\$ 5,649.70	\$ 5,700.00
33	037-035-027-000	BAUTISTA ARTURO ET AL TRS	1117 GARDEN AVE, MODESTO	050042549 2004/2005	\$ 3,409.44	\$ 3,500.00
34	037-064-025-000	SOTO ESPIRIDION	2048 ROCK PINE CT, MODESTO	050000148 2004/2005	\$ 2,512.46	\$ 2,600.00
35	038-003-004-000	MORENO DAVID Z ET AL	CROWS LANDING RD, MODESTO	050001453 2004/2005	\$ 4,387.46	\$ 4,400.00
36	038-021-001-000	MORENO DAVID Z ET AL	CROWS LANDING RD, MODESTO	050001279 2004/2005	\$ 11,616.29	\$ 11,700.00
37	039-031-052-000	BARAJAS JESUS	1610 HOLM AVE, MODESTO	050000110 2004/2005	\$ 2,308.12	\$ 2,400.00
38	040-014-032-000	MOTEL STEVEN ROBERT	1670 MARGARET WAY, CERES	050001521 2004/2005	\$ 3,869.56	\$ 3,900.00
39	041-056-046-000	PATTERSON JAMES & PATTERSON MADELINE	5243 AVENUE D, MODESTO	050042712 2004/2005	\$ 7,091.93	\$ 7,100.00
40	048-030-009-000	RIVAS-URIBE HUMBERTO & RIVAS MARIA	MARSHALL RD, PATTERSON	050040289 2004/2005	\$ 7,050.32	\$ 7,100.00
41	048-030-011-000	RIVAS-URIBE HUMBERTO & RIVAS MARIA	MARSHALL RD, PATTERSON	050042871 2004/2005	\$ 6,994.31	\$ 7,000.00
42	050-002-053-000	RODRIGUES ANTHONY F	410 SODERQUIST RD, TURLOCK	050001658 2004/2005	\$ 79,155.57	\$ 79,200.00
43	050-004-047-000	FLEMING LOIS NICOLE	1055 VERMONT ST #119, TURLOCK	050002045 2004/2005	\$ 2,375.57	\$ 2,400.00
44	050-023-026-000	TRINIDAD JOSE B & FLODELIZA P	242 S LAUREL ST, TURLOCK	050042904 2004/2005	\$ 35,532.63	\$ 35,600.00

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45	053-044-097-000	GONZALEZ CAYO	1627 HACKETT RD, CERES	050003595 2004/2005	\$ 5,126.56	\$ 5,200.00
46	054-053-007-000	PLANTE TRACY T	2064 ZAIGER WAY, MODESTO	050002966 2004/2005	\$ 4,862.18	\$ 4,900.00
47	055-055-058-000	WATSON ELOISE	325 STANDIFORD AVE #58, MODESTO	050003350 2004/2005	\$ 8,649.29	\$ 8,700.00
48	056-012-006-000	BRAMBILA PEDRO	1513 SPOKANE ST, MODESTO	050002077 2004/2005	\$ 4,531.38	\$ 4,600.00
49	056-012-010-000	ROBLEDO FILIBERTO DIAZ & ROBLEDO DAWN ROCHELLE	1529 SPOKANE ST, MODESTO	050002078 2004/2005	\$ 6,340.00	\$ 6,400.00
50	065-003-020-000	BRINGAS GEORGE B & BRINGAS DEMETRIA L	1401 COFFEE VILLA DR, MODESTO	050002675 2004/2005	\$ 11,321.81	\$ 11,400.00
51	067-024-013-000	FAST LEWIS H	800 SONOMA AVE, MODESTO	050004586 2004/2005	\$ 7,644.78	\$ 7,700.00
52	068-035-009-000	WEBER LYNN	1104 CEDAR CREEK DR ##2, MODESTO	050002014 2004/2005	\$ 3,256.35	\$ 3,300.00
53	071-023-057-000	GUEVARA RICHARD J & MELISSA	2500 YALE CT, TURLOCK	050001730 2004/2005	\$ 4,413.12	\$ 4,500.00
54	075-042-046-000	FELIX JOSE M	5836 TERMINAL AVE, RIVERBANK	050001679 2004/2005	\$ 39,973.00	\$ 40,000.00
55	075-052-012-000	LOPEZ MARIA	7023 SPANISH BAY CT, RIVERBANK	050002286 2004/2005	\$ 5,373.55	\$ 5,400.00
56	075-055-005-000	TOLEDO JEANNIE M & KUMAGAI JUSTIN K	2526 RIVER COVE DR, RIVERBANK	050004410 2004/2005	\$ 6,669.16	\$ 6,700.00
57	075-067-043-000	YOUNG SHAWNDA ET AL	5406 ETHERINGTON CT, RIVERBANK	050004718 2004/2005	\$ 7,428.90	\$ 7,500.00
58	077-003-060-000	NAILEN MARK A ET AL TRS	2424 WOODVALE DR, MODESTO	050051936 2004/2005	\$ 12,096.29	\$ 12,100.00
59	077-012-036-000	MARIS JAMES L & MARIS AMY L	2521 WILLOW OAK CT, MODESTO	050001247 2004/2005	\$ 2,876.30	\$ 2,900.00
60	077-033-004-000	ODISTA INC	OAKDALE RD, MODESTO	050003583 2004/2005	\$ 44,704.67	\$ 44,800.00
61	079-012-015-000	YAGI ALAN K	3804 ELLENBORO AVE, MODESTO	050001092 2004/2005	\$ 3,335.35	\$ 3,400.00
62	085-046-061-000	CARRANZA DANIEL ET AL	1904 ORLEANS WAY, MODESTO	050001667 2004/2005	\$ 7,600.95	\$ 7,700.00
63	085-048-002-000	FLOOD RONNIE & MANDY	3825 SHARON AVE, MODESTO	050000435 2004/2005	\$ 6,805.58	\$ 6,900.00
64	086-004-038-000	GUIZAR JOSE L	1022 ATLANTIC DR, MODESTO	050000291 2004/2005	\$ 3,098.43	\$ 3,100.00
65	086-009-006-000	DE LA TORRE IPOLITO	432 HATCH RD, MODESTO	050000356 2004/2005	\$ 4,605.86	\$ 4,700.00
66	086-025-057-000	VALTIERRA CHRIS ET AL	2831 MALIK DR, CERES	050000471 2004/2005	\$ 19,983.04	\$ 20,000.00

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67	086-027-029-000	WARD KEVIN D ET AL	3959 RIVER SPRINGS WAY, CERES	050003145 2004/2005	\$ 16,782.46	\$ 16,800.00
68	101-005-016-000	GUZMAN RAFAEL GOMEZ	121 LOCUST ST, MODESTO	050000376 2004/2005	\$ 2,407.29	\$ 2,500.00
69	101-007-090-000	DEUTSCHE BANK NATL TRUST CO TRUSTEE	517 S WASHINGTON ST, MODESTO	050052193 2004/2005	\$ 27,840.90	\$ 27,900.00
70	110-005-024-000	SHARP WENDY O	223 HACKBERRY AVE, MODESTO	050001822 2004/2005	\$ 6,007.91	\$ 6,100.00
71	112-016-006-000	WESTERN GRANT D & TERESA M	816 BURKE AVE, MODESTO	050001846 2004/2005	\$ 2,771.45	\$ 2,800.00
72	115-006-007-000	WHITAKER KENNETH & LADONNA	1404 W ROSEBURG AVE, MODESTO	050001799 2004/2005	\$ 2,259.37	\$ 2,300.00
73	116-012-010-000	CONTRERAS JOSE ALEJANDRO ET AL	243 PHOENIX AVE, MODESTO	050001737 2004/2005	\$ 1,964.97	\$ 2,000.00
74	120-025-039-000	JARRELL BRADLEY GENE ET AL	1030 HUNTINGTON DR, MODESTO	050003753 2004/2005	\$ 5,083.08	\$ 5,100.00
75	120-029-052-000	SANCHEZ REUBEN	1605 DIXIE LN, MODESTO	050002712 2004/2005	\$ 3,038.51	\$ 3,100.00
76	128-026-045-000	LANDEROS LORA L & JOHN	1961 PATRICK DR, NEWMAN	050003803 2004/2005	\$ 15,681.25	\$ 15,700.00
77	129-012-061-000	HOLMES ELIZABETH	323 N 4TH AVE, OAKDALE	050003808 2004/2005	\$ 8,578.93	\$ 8,600.00
78	130-001-063-000	RAW LOIS M	3RD AVE, OAKDALE	050003562 2004/2005	\$ 1,778.82	\$ 1,800.00
79	130-001-064-000	RAW LOIS M	635 3RD AVE, OAKDALE	050004717 2004/2005	\$ 5,458.99	\$ 5,500.00
80	133-007-021-000	ORTIZ JOSUE M ET AL	4805 2ND ST, EMPIRE	050001223 2004/2005	\$ 2,978.36	\$ 3,000.00
81	135-027-008-000	ESCALERA JUAN & DOMINGUEZ MERCEDES	4020 WINCANTON RD, SALIDA	050000761 2004/2005	\$ 4,255.41	\$ 4,300.00
82	136-034-025-000	POMATO MICHAEL A	5037 GREYSTONE LN, SALIDA	050003865 2004/2005	\$ 38,139.66	\$ 38,200.00
			TOTAL		\$ 755,054.30	\$ 750,200.00