

Agenda B/Fled

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

DEPT: Treasurer-Tax Collector

BOARD AGENDA # *B-7

Urgent Routine

AGENDA DATE November 1, 2011

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Sell Tax-Defaulted Properties Subject to Power to Sell Through Sealed Bid Sale

STAFF RECOMMENDATIONS:

Pursuant to Revenue and Taxation Code Sections 3692(c), 3692(d), 3694 and 3698 and in accordance with Chapter 7 of Part 6 of Division 1 of the California Revenue and Taxation Code, the Treasurer-Tax Collector requests approval from the Board of Supervisors for the sale of the tax-defaulted properties by sealed bid for the stated minimum bid price as described on the attached report, "List of Properties for Sealed Bid Sale".

FISCAL IMPACT:

The sale may 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 amounts will be paid when the property is sold to the successful bidders. The sale of the tax defaulted properties will enable the County to recoup the property taxes due on these properties. The parcels subject to sell represent a total minimum bid of \$5,700.

BOARD ACTION AS FOLLOWS:

No. 2011-656

On motion of Supervisor O'Brien, Seconded by Supervisor De Martini

and approved by the following vote,

Ayes: Supervisors: O'Brien, Chiesa, Withrow, De Martini, and Chairman Monteith

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.

DISCUSSION:

Pursuant to Section 3698 of the Revenue and Taxation Code, it is the intention of the Treasurer Tax Collector to sell the properties through Sealed Bid as described in the attached "List of Properties for Sealed Bid Sale" and as shown in the attached Assessor Parcel Maps pages for these properties.

Pursuant to Section 3692(c), a sealed bid sale may be conducted when the tax-defaulted parcels are rendered unusable by virtue of their size, location, or other conditions, to owners of contiguous parcels or to a holder of record of either a predominant easement or a right-of-way easement. A parcel qualifies for sealed bid sale if it cannot be independently developed without being combined with an adjoining property. The tax collector shall require that the successful bidders request the assessor and the planning director to combine the unusable parcel with his/her own parcel as a condition of sale.

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 Phone: 525-4463

LIST OF PROPERTIES FOR SEALED BID SALE

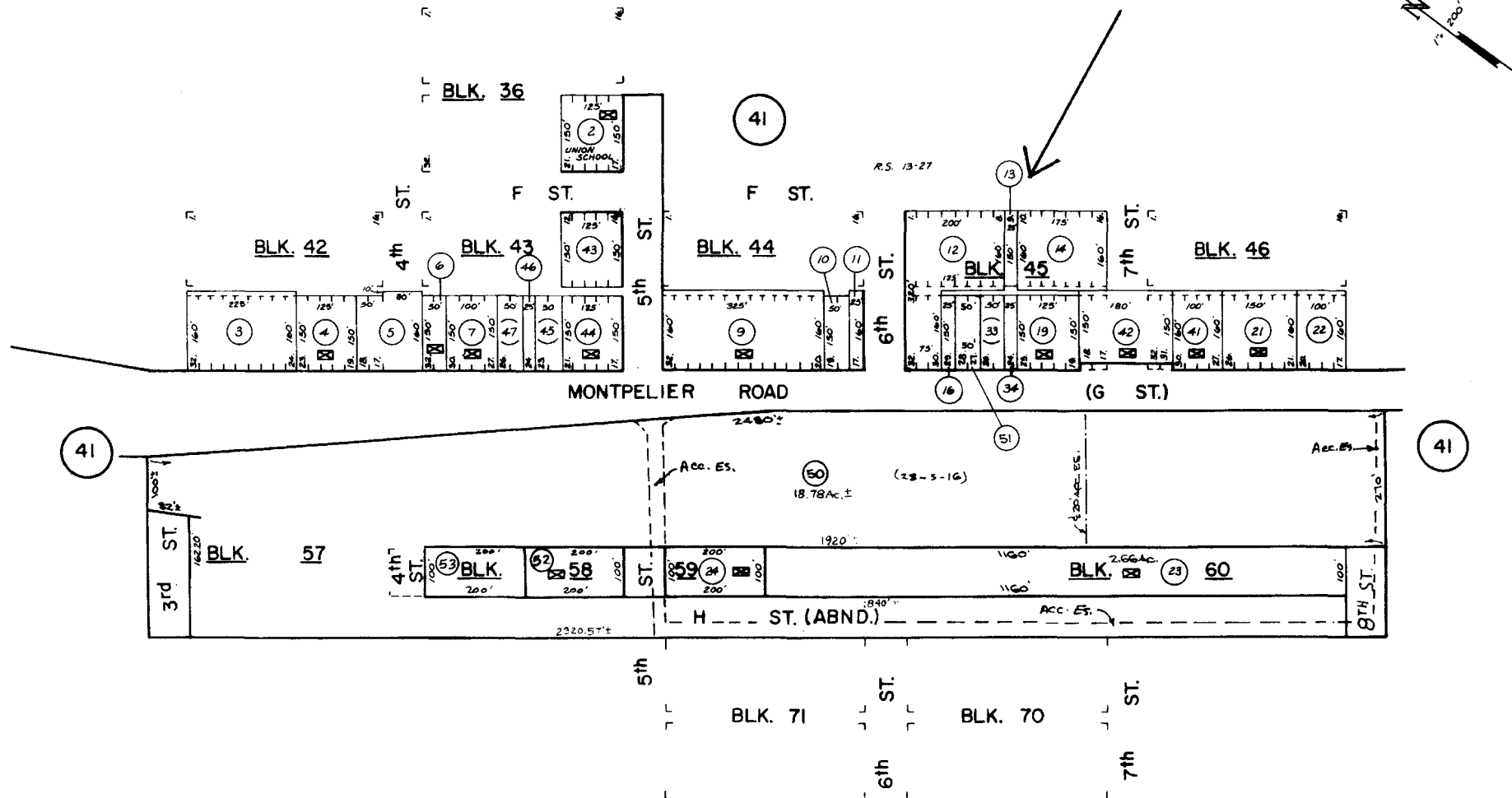
No.	Assessor's Parcel Number	Last Assessee (Lastname, Firstname)	Description (Situs address)	Default No. & Year of Default	Amount Due (incl. fee)	Minimum Bid
1	019-024-013-000	POWELL LUCILLE B	0 MONTPELIER RD, DENAIR	060001029 2005/2006	\$ 1,074.12	\$ 1,100.00
2	019-024-034-000	POWELL LUCILLE B	0 MONTPELIER RD, DENAIR	060000988 2005/2006	\$ 1,012.76	\$ 1,100.00
3	036-002-026-000	PUTNAM SAND & GRAVEL CO	NATHAN AVE, MODESTO	060000660 2005/2006	\$ 2,214.21	\$ 2,300.00
4	080-030-053-000	WATERFORD ESTATES VENTURE	WELCH RD, WATERFORD	060055772 2005/2006	\$ 1,116.24	\$ 1,200.00
					<u>\$ 5,417.33</u>	<u>\$ 5,700.00</u>

PORTION NE 1/4 SECTION 36 T.4S. R.11E. M.D.B.&M.
TOWN OF MONTPELLIER

056 012
056 022
056 023

19-24

THIS MAP FOR
ASSESSMENT PURPOSES ONLY

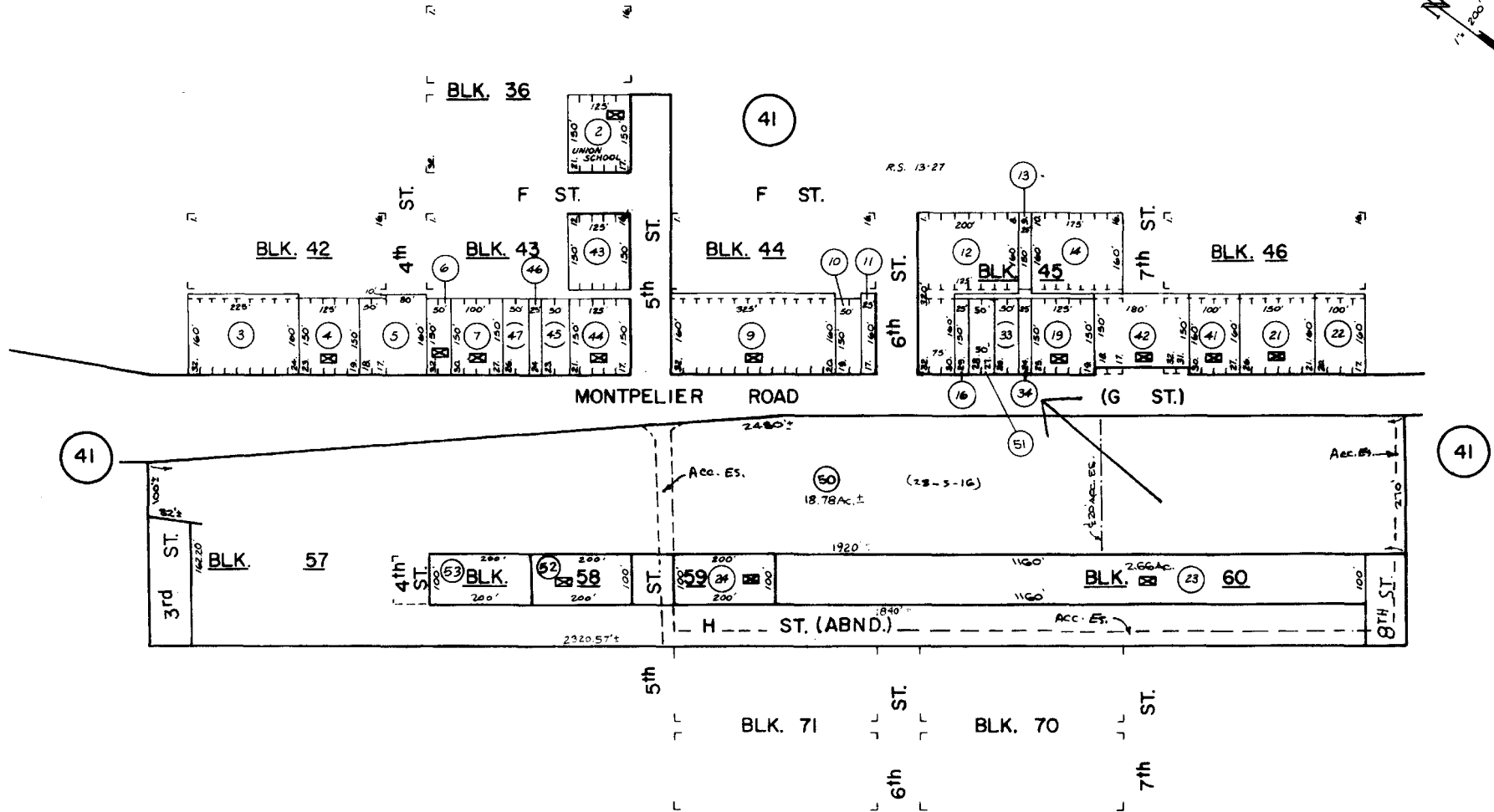
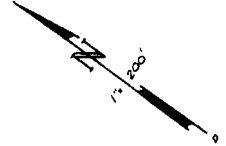


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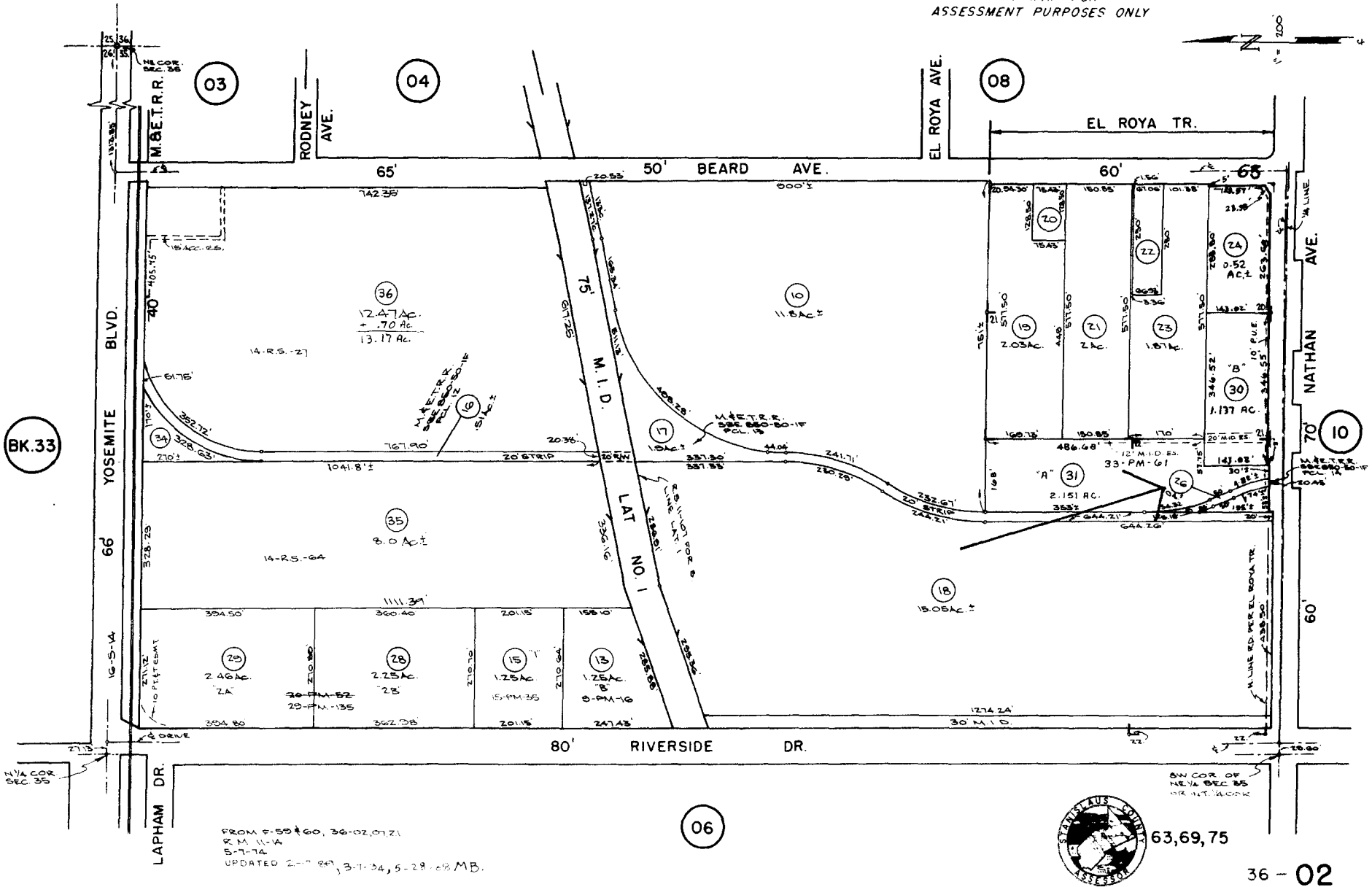
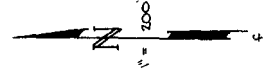
APN 036-002-026

PORTION NE 1/4 SECTION 35 T.3S.R.9E.M. D.B. & M.
POR. EL ROYA TR.-LOTS 20,21,22

59 08

36 - 02

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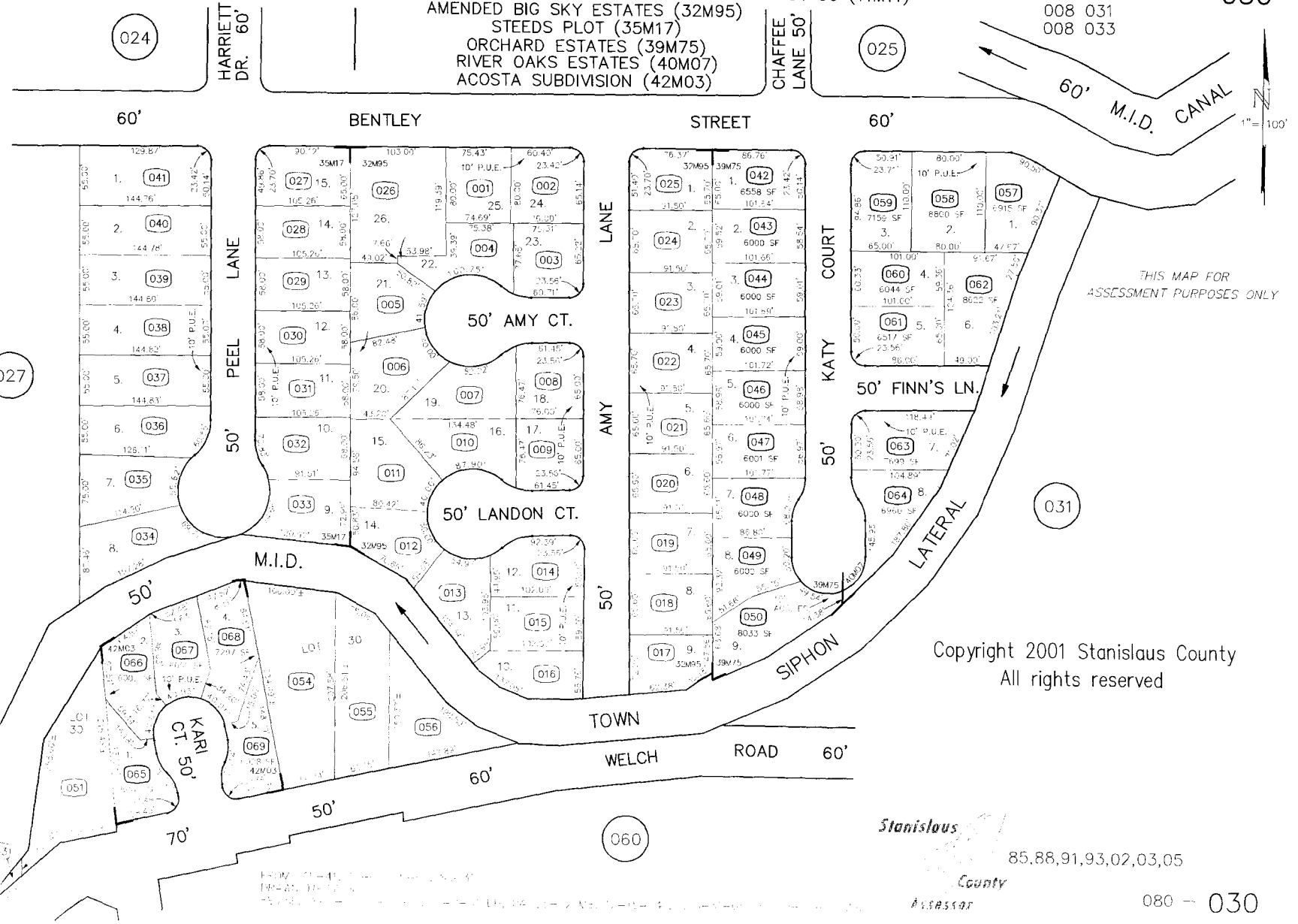
FROM P. 59 & 60, 36-02, 07, 21
R.M. 11-14
5-7-74
UPDATED 2-7-80, 3-7-84, 5-28-88 MB.



36 - 02

POR SW 1/4 SEC. 27 T.3S. R.11E. M.D.B.& M.
RESUBD. LOT 153 WATERFORD COLONY SUBD. NO.4 - LOT 30 (11M11)
AMENDED BIG SKY ESTATES (32M95)
STEEDS PLOT (35M17)
ORCHARD ESTATES (39M75)
RIVER OAKS ESTATES (40M07)
ACOSTA SUBDIVISION (42M03)

008 003
008 015
008 031
008 033
080 - 030



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Stanislaus County
85,88,91,93,02,03,05
080 - 030