



# MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(revised 08/02/10)

### Board Clerk Use Only

Meeting Date: 4/28/11

Agenda Item #: C.7

Est. Start Time: 9:30 am

Date Submitted: 4/15/11

**Agenda Title: RESOLUTION Authorizing the Private Sale of Two Tax Foreclosed Properties to FREDERIC DUPEYROUX & TIANSHU DENG.**

*Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title sufficient to describe the action requested.*

<b>Requested Meeting Date:</b>	<u>4/28/2011</u>	<b>Amount of Time Needed:</b>	<u>Consent</u>
<b>Department:</b>	<u>County Management</u>	<b>Division:</b>	<u>Assessment, Recording and Taxation / Special Programs</u>
<b>Contact(s):</b>	<u>Sally Brown and Becky Grace</u>		
<b>Phone:</b>	<u>503-988-3326</u>	<b>Ext.:</b>	<u>22349</u>
<b>Presenter Name(s) &amp; Title(s):</b>	<u>Randy Walruff, Division Director</u>		
<b>I/O Address:</b>	<u>503/1</u>		

## General Information

### 1. What action are you requesting from the Board?

The County Assessor is requesting the Board to approve the private sale of two tax foreclosed properties to **FREDERIC DUPEYROUX & TIANSHU DENG**.

### 2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.

Multnomah County acquired the real property located at 3644 N Baldwin St Portland OR 97217 through the foreclosure of delinquent taxes on October 6, 2010. A repurchase letter was sent to the former owner on October 15<sup>th</sup>, 2010. The former owner contacted the County to repurchase but never followed through. On March 30, 2011 the property was placed on auction with a minimum bid of \$125,000 and no bids were received. On April 5, 2011 Multnomah County received an offer for \$90,000 cash from **FREDERIC DUPEYROUX & TIANSHU DENG**. The attached plat map Exhibit A shows the parcel as Tax Lot 06600.

The second real property located adjacent to 11830 SE Flavel St Portland OR 97266 was acquired by Multnomah County through tax foreclosure on October 11, 1996. The former owner was sent a repurchase letter on October 23, 1996 with no response. The property was transferred through the Affordable Housing Development Program (AHDP) to Rose Community Development Corporation (ROSE) a non profit organization for affordable housing on December 12, 1997. On August 13, 2001 ROSE transferred the property back to Multnomah County. The property was on the

Government Transfer List in 2008 and 2010. On March 30, 2011 the property was placed on Auction for the fourth time with a minimum bid of \$20,000 no bids were received. On April 5, 2011 the County Assessor received an offer for \$10,000 cash from **FREDERIC DUPEYROUX & TIANSHU DENG**. The offer was countered and accepted for \$15,000. Exhibit C shows the parcel as Tax Lot 00500.

This action affects our Program Offer 72051 by placing two tax foreclosed properties back onto the tax roll.

**3. Explain the fiscal impact (current year and ongoing).**

The private sale will allow for the recovery of the delinquent taxes, fees, and expenses for both properties. The sale will also reinstate the properties on the tax roll (see Exhibit B&D).

**4. Explain any legal and/or policy issues involved.**

No legal issues are expected. The parcels will be deeded "As Is" without guarantee of clear title.

**5. Explain any citizen and/or other government participation that has or will take place.**

No citizen or government participation is anticipated.

---

**Required Signature**

---

Elected Official or  
Department/  
Agency Director:

*Mindy Harris*

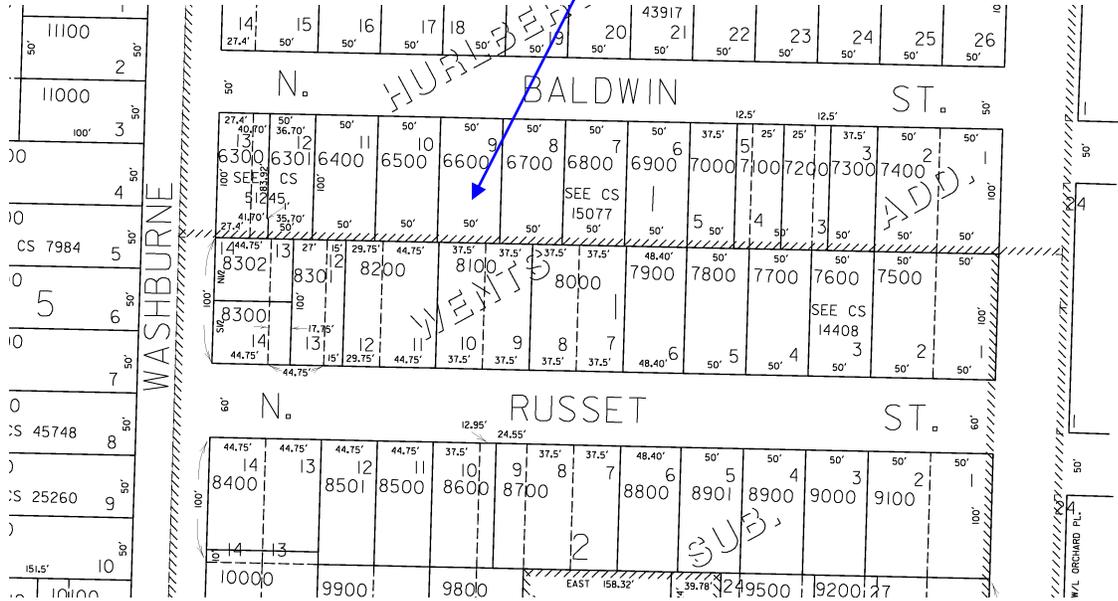
Date: 4/15/11

---

# EXHIBIT A

Tax Account Number R241392

Location: 3644 N Baldwin ST Portland OR 97217



**Exhibit B**

LEGAL DESCRIPTION: Lot 9, Block 1, Peddicord and Hurlbert's Addition  
PROPERTY ADDRESS 3644 N Baldwin Street, Portland OR 97217  
TAX ACCOUNT NUMBER: R241392  
GREENSPACE DESIGNATION: No designation  
SIZE OF PARCEL: More or less 5,000 square feet  
ASSESSED VALUE: \$216,320

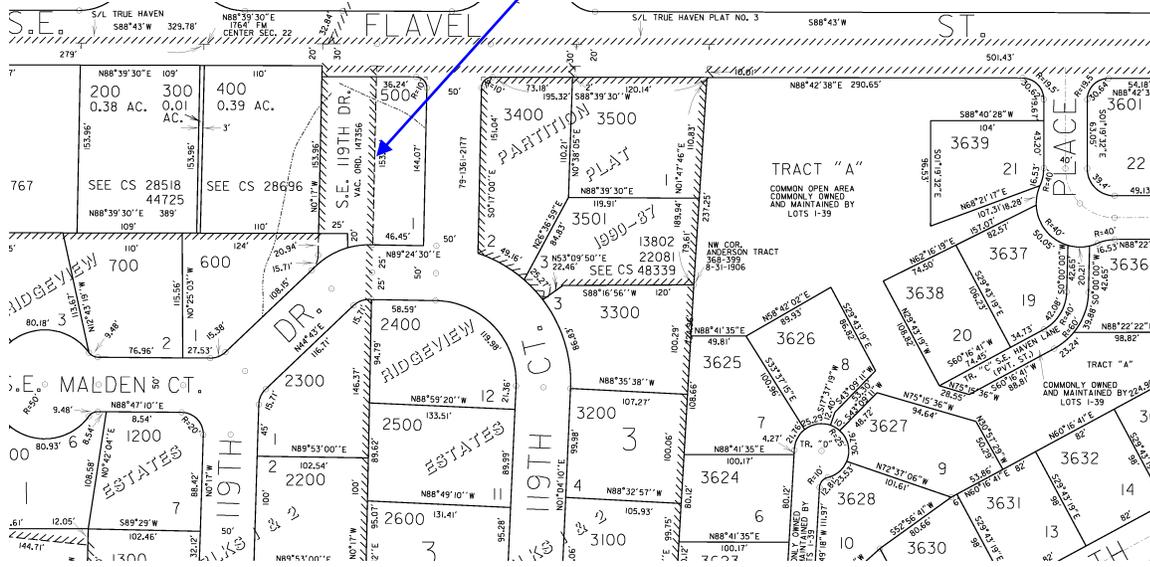
**Itemized Expenses For Total Price of Private Sale**

BACK TAXES & INTEREST:	\$13,894.32
MAINTENANCE COST & EXPENSES:	\$1998.98
RECORDING FEE:	\$36.00
TOTAL	\$15,929.30
MINIMUM PRICE REQUEST OF PRIVATE SALE	\$90,000.00

# EXHIBIT C

Tax Account Number R255548

Location: Adjacent to 11830 SE Flavel ST Portland OR 97266



SW Corner of SE 119<sup>th</sup> Drive and SE Flavel



## EXHIBIT D

LEGAL DESCRIPTION:

Lot 1, Block 3, RIDGEVIEW ESTATES, in the City of Portland, County of Multnomah and State of Oregon.

ALSO, a tract of land in the Southeast one-quarter of Section 22, Township 1 South, Range 2 East, of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of Lot 1, Block 3, RIDGEVIEW ESTATES, a duly recorded subdivision in Multnomah County; thence North along the West line of said Lot 1 to the Northwest corner thereof; thence West parallel with and 30 feet South of the North line of said Southeast one-quarter section a distance of 50 feet; thence South parallel with and 50 feet West of said West line of said Lot 1, Block 3, a distance of 143.96 feet to the Northeast corner of Lot 1, Block 1, RIDGEVIEW ESTATES; thence East along the extension of Lot 1, Block 1, RIDGEVIEW ESTATES, a distance of 25 feet; thence South parallel with the West line of said Lot 1, Block 3 a distance of 20 feet, more or less, to a point on a 70 foot radius, non-tangent curve to the right; thence Easterly along the arc of said curve to the Southwest corner of said Lot 1, Block 3 and the point of beginning.

PROPERTY ADDRESS	Adjacent to 11830 SE Flavel Street Portland OR 97266
TAX ACCOUNT NUMBER:	R255548
GREENSPACE DESIGNATION:	No designation
SIZE OF PARCEL:	More or less 14,161 square feet
ASSESSED VALUE:	\$82,500

### Itemized Expenses For Total Price of Private Sale

BACK TAXES & INTEREST:	\$2553.73
MAINTENANCE COST & EXPENSES:	\$7845.80
RECORDING FEE:	\$36.00
TOTAL	\$10,435.53
MINIMUM PRICE REQUEST OF PRIVATE SALE	\$15,000.00