



COUNTY OF HUMBOLDT

AGENDA ITEM NO.

C-33

For the meeting of: December 13, 2016

Date: November 22, 2016
To: Board of Supervisors
From: John Bartholomew, Treasurer-Tax Collector
Subject: RESOLUTION TO AUCTION TAX-DEFAULTED PROPERTIES

RECOMMENDATION(S):

That the Board of Supervisors:

1. Approve Resolution # 16-141 (Attachment 1) for sale of properties tax-defaulted, subject to sale.
2. Direct the Clerk of the Board to provide the Treasurer-Tax Collector with four certified copies of the Resolution by December 20, 2016. Approval is given to re-offer, within 90 days of the original sale date, unsold parcels in accordance with Revenue and Taxation Code section 3698.5.

SOURCE OF FUNDING:

General Fund – Revenue from auction will pay costs.

DISCUSSION:

Notice is hereby given of the Tax Collector's intention to sell tax defaulted properties at public auction as noted in the Authorization and Report of Sales (Attachment 2). This year, the public auction will be conducted via the internet through Bid4Assets, a public auction company with whom the County has contracted for these services. Government Code section 31000 permits counties like Humboldt to contract for these special services with individuals and companies who are specially trained, experienced, and competent to provide these services, for which Bid4Assets has a proven track record. Given the limited and reimbursable cost for these services, however, this contract may be signed by the County Purchasing

Prepared by John Bartholomew *JB*

CAO Approval *[Signature]*

REVIEW:

Auditor *MBM*

County Counsel *AM*

Personnel

Risk Manager

Other

TYPE OF ITEM:

- ☒ Consent
☐ Departmental
☐ Public Hearing
☐ Other

PREVIOUS ACTION/REFERRAL:

Board Order No. _____

Meeting of: _____

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT

Upon motion of Supervisor *Fennell* Seconded by Supervisor *Bass*

Ayes *Sundberg, Fennell, Lovelace, Bohn, Bass*
Nays
Abstain
Absent

and carried by those members present, the Board hereby approves the recommended action contained in this Board report.

Dated: *Dec. 13, 2016*

By: *[Signature]*

Kathy Hayes, Clerk of the Board

Agent pursuant to Government Code section 25502.3 and Humboldt County Code section 245-2.

The properties will be sold at public auction or by sealed bid for the stated minimum price. Those tax defaulted properties subject to the power of sale are described on the attached Authorization and Report of Sales (Attachment 2), in accordance with Chapters 7 of Part 6 of Division 1 of the California Revenue and Taxation Code. It is the Tax Collector's intention, with your Board's approval, to re-offer within 90 days of the original sale date, unsold parcels at a price which is deemed appropriate pursuant to Revenue and Taxation Code section 3698.5. In addition, contiguous parcels may be combined for sale purposes.

For the parcel located at 977 Hawks Hill Road in Loleta (ASMT# 308-251-011), the Tax Collector has reduced the minimum bid for this parcel by waiving administrative penalties, fees, and interest assessed against the parcel. The parcel was previously offered and re-offered during the 2016 auction process without receiving a bid. The minimum bid amount for this property for the 2016 auction included nuisance abatement costs from 2013 and 2015, along with administrative penalties, fees, and interest which must be included in the minimum bid amount for all properties the first time they are taken to auction. It is believed that these associated nuisance abatements costs, along with property tax penalties and fees, made the minimum bid amount unattractive to potential bidders; therefore the Tax Collector has reduced the minimum bid by waiving the administrative penalties, fees, and interest (as allowed by state code) to attract prospective bidders for the 2017 auction. The nuisance abatement costs will continue to be included in the minimum bid amount. The reduced minimum bid amount is as noted in the attached Authorization and Report of Sales (Attachment 2).

FINANCIAL IMPACT:

All cost of the sale is reimbursed from sale proceeds. Proceeds will also be used to pay delinquent taxes owed. Net effect: taxing agencies receive bond and assessment revenue, the County receives tax payments, and the property taxes become current.

OTHER AGENCY INVOLVEMENT:

None.

ALTERNATIVES TO STAFF RECOMMENDATIONS:

State law requires the Tax Collector to sell tax delinquent parcels at auction after Board of Supervisors approval.

ATTACHMENTS:

- 1. Resolution**
- 2. Authorization and Report of Sales**

ATTACHMENT 1

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
Certified copy of portion of proceedings, Meeting of December 13, 2016

RESOLUTION NO. 16-141

RESOLUTION APPROVING SALE OF PROPERTIES TAX-DEFAULTED AND SUBJECT TO SALE

WHEREAS, the properties shown in attachment #2 are tax defaulted and subject to sale.

NOW, THEREFORE, BE IT RESOLVED as follows:

Pursuant to the above notice and request, we resolve that approval for said sale is hereby granted. Tax Collector is directed to sell the property described in said Notice as provided for by law pursuant to Chapter 7 of Part 6 of Division 1 of the California Revenue and Taxation Code.

Dated: December 13, 2016



MARK LOVELACE, Chair
Humboldt County Board of Supervisors


Adopted on motion by Supervisor Fennell, seconded by Supervisor Bass, and the following vote:

AYES:	Supervisors	Sundberg, Fennell, Lovelace, Bohn, Bass
NAYS:	Supervisors	--
ABSENT:	Supervisors	--
ABSTAIN:	Supervisors	--

STATE OF CALIFORNIA)
County of Humboldt)

I, KATHY HAYES, Clerk of the Board of Supervisors, County of Humboldt, State of California, do hereby certify the foregoing to be an original made in the above-entitled matter by said Board of Supervisors at a meeting held in Eureka, California.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of said Board of Supervisors.



By ANA HARTWELL
Deputy Clerk of the Board of Supervisors of the
County of Humboldt, State of California

ATTACHMENT 2

															EXHIBIT A	
FROM:																
John Bartholomew																
Treasurer-Tax Collector																
County of Humboldt																
Under Direction of the Board of Supervisors, By Resolution No.																
The Property Listed Below is for Sale by Public Auction via internet on March 17-20, 2016 and Was Disposed of As Follows:																
Item	AP NO. Last Assessee Minimum Bid	Tax Rate Area	Sale No. Def. Year Tax Deed Rec. Data	Sale Price Transfer Tax	\$\$\$ In Trust 3108	Adver. Cost	Record Fee/Sub toSale Mon Fee	Sales Fees State	Sales Fees County	Notice Cost	Auction/ Misc Costs Bid4Asets	Redemption Amount Applied	Current Tax Applied	Excess Proceeds	Deed Issued To:	
1	002-055-001-000 Bio-Jem, INC	003-016	11001566 2010-2011 2016-012816													
	Min Bid		9,600.00													
2	006-312-015-000 Tahnya Raymond	003-000	11000059 2010-2011 2016-012817													
	Min Bid		13,500.00													
3	011-013-001-000 Joan B & Michael J Dal Porto	003-000	11000012 2010-2011 2016-012820													
	Min Bid		40,000.00													
4	011-188-003-000 Miss K Gallagher	003-000	11000012 2010-2011 2016-012821													
	Min Bid		5,300.00													
5	052-224-001-000 Al D Petrovich	007-003	110000253 2010-2011 2016-012822													
	Min Bid		8,600.00													
6	052-224-006-000 Al D Petrovich	007-003	110000254 2010-2011 2016-012823													
	Min Bid		4,400.00													

																EXHIBIT A
FROM:																
John Bartholomew																
Treasurer-Tax Collector																
County of Humboldt																
AUTHORIZATION AND REPORT OF SALES																
Under Direction of the Board of Supervisors, By Resolution No.																
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1	002-055-001-000	003-016	11001566													
	Bio-Jem, INC		2010-2011													
			2016-012816													
	Min Bid		9,600.00													
2	006-312-015-000	003-000	11000059													
	Tahnya Raymond		2010-2011													
			2016-012817													
	Min Bid		13,500.00													
3	011-013-001-000	003-000	110000112													
	Joan B & Michael J Dal Porto		2010-2011													
			2016-012820													
	Min Bid		40,000.00													
4	011-188-003-000	003-000	110000121													
	Mlissa K Gallagher		2010-2011													
			2016-012821													
	Min Bid		5,300.00													
5	052-224-001-000	007-003	110000253													
	Al D Petrovich		2010-2011													
			2016-012822													
	Min Bid		8,600.00													
6	052-224-006-000	007-003	110000254													
	Al D Petrovich		2010-2011													
			2016-012823													
	Min Bid		4,400.00													

[illegible]

Item	AP NO. Last Assessee Minimum Bid	Tax Rate Area	Sale No. Def. Year Tax Deed Rec. Data	Sale Price Transfer Tax	\$\$\$ In Trust 3108	Adver. Cost	Record Fee/Sub to Sale Mon Fee	Sales Fees State	Sales Fees County	Notice Cost	Auction/ Misc Costs Bid4Assets	Redemption Amount Applied	Current Tax Applied	Excess Proceeds	Deed Issued To:
15	109-081-054-000	156-013	110000399												
	David Humphrey		2010-2011												
			2016-012833												
	Min Bid		3,900.00												
16	109-081-061-000	156-013	110000400												
	Kang Investment Properties		2010-2011												
			2016-012834												
	Min Bid		5,200.00												
17	109-101-026-000	156-013	110000403												
	Clearwater Real Estate Holdings LLC		2010-2011												
			2016-012836												
	Min Bid		6,500.00												
18	109-101-027-000	156-013	110000404												
	Clearwater Real Estate Holdings LLC		2010-2011												
			2016-012837												
	Min Bid		6,500.00												
19	109-121-042-000	156-013	110000407												
	Donald D Smith & Eleftherios Efstratis		2010-2011												
			2016-012838												
	Min Bid		4,000.00												
20	109-131-027-000	156-013	110000408												
	Youth Education Systems Inc		2010-2011												
			2016-012839												
	Min Bid		4,400.00												
21	109-131-031-000	156-013	110000409												
	D Craig & Mitzi R Nyborg		2010-2011												
			2016-012840												
	Min Bid		4,300.00												
22	109-202-007-000	156-013	110000425												
	Jennifer A C Phan & Daniel D Vu		2010-2011												
			2016-012841												
	Min Bid		6,600.00												

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23	109-211-008-000	156-013	110000429												
	Peter Savarese		2010-2011												
			2016-012842												
	Min Bid		4,500.00												
24	109-221-036-000	156-013	110000430												
	Michael & Tawny L Laos		2010-2011												
			2016-012843												
	Min Bid		3,100.00												
25	109-251-013-000	156-013	110000437												
	Thomas H & Peggy A Porter		2010-2011												
			2016-012844												
	Min Bid		8,100.00												
26	109-271-003-000	156-013	110000444												
	Edward M Fishman		2010-2011												
			2016-012845												
	Min Bid		3,100.00												
27	109-271-029-000	156-013	110000447												
	John D & Jane L Radike		2010-2011												
			2016-012847												
	Min Bid		1,500.00												
28	109-301-038-000	156-013	110000456												
	George & Anita L Bill		2010-2011												
			2016-012848												
	Min Bid		11,000.00												
29	109-302-006-000	156-013	110000459												
	Kerri L Ferguson		2010-2011												
	Sally A & Thomas R Rogers		2016-012849												
	JRK Family Trust Irrevocable														
	Rogers Family Trust														
	Min Bid		10,700.00												

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30	110-021-006-000	156-013	110000470												
	Michael & Tawny L Laos		2010-2011												
			2016-012850												
	Min Bid		3,100.00												
31	110-021-030-000	156-013	110000472												
	Michael & Tawny L Laos		2010-2011												
			2016-012851												
	Min Bid		4,100.00												
32	110-041-004-000	156-013	110000475												
	Geraldine V Paige		2010-2011												
	Jennifer & Richard Gay		2016-012852												
	Paige Vernon & Geraldine Family Trust of 1993														
	Min Bid		4,500.00												
33	110-051-012-000	156-013	110000478												
	Michael E Bonn		2010-2011												
			2016-013278												
	Min Bid		6,400.00												
34	110-051-013-000	156-013	110000479												
	Michael E Bonn		2010-2011												
			2016-013277												
	Min Bid		7,400.00												
35	110-091-021-000	156-013	110000488												
	Janine M Brown		2010-2011												
	Gerilyn D Wilhelm		2016-012856												
	Min Bid		3,800.00												
36	110-111-006-000	156-013	100000562												
	Jim Cortazar		2009-2010												
			2016-012857												
	Min Bid		12,200.00												
37	110-191-046-000	156-013	110000506												
	Sharon A Million		2010-2011												
			2016-012858												
	Min Bid		2,400.00												

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38	110-211-033-000	156-013	110000510												
	Jeffrey P & Linda S Schoeffner		2010-2011												
			2016-012859												
	Min Bid		5,800.00												
39	110-231-028-000	156-013	110000516												
	Theodore F & Renee Hall		2010-2011												
			2016-012860												
	Min Bid		2,300.00												
40	110-231-063-000	156-013	110000518												
	Renee Tilden		2010-2011												
			2016-012861												
	Min Bid		4,900.00												
41	110-251-025-000	156-013	110000524												
	Gunther & Inez Enderle		2010-2011												
			2016-013276												
	Min Bid		2400.00												
42	110-251-038-000	156-013	110000525												
	Iman Harounian		2010-2011												
	Elham Shaoulain		2016-012863												
	Min Bid		3500.00												
43	110-261-020-000	156-013	110000526												
	Daniel A & Linda G York		2010-2011												
			2016-012864												
	Min Bid		9,900.00												
44	110-281-042-000	156-013	110000535												
	NRLL Inc		2010-2011												
			2016-012865												
	Min Bid		3,900.00												
45	110-281-043-000	156-013	110000536												
	Antonio Vallado		2010-2011												
			2016-012866												
	Min Bid		4,300.00												

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46	110-281-044-000	156-013	110000537												
	Antonio Vallado		2010-2011												
			2016-012867												
	Min Bid		4,300.00												
47	110-291-011-000	156-013	100000612												
	Jim Cortazar		2009-2010												
			2016-012868												
	Min Bid		57,000.00												
48	110-291-041-000	156-013	110000542												
	J Marvin & Viola E Jones		2010-2011												
			2016-012869												
	Min Bid		2,400.00												
49	111-012-023-000	156-013	110000547												
	Jack P Hudson		2010-2011												
			2016-012870												
	Min Bid		5,200.00												
50	111-031-037-000	156-013	110000551												
	Clearwater Real Estate Holdings LLC		2010-2011												
			2016-012871												
	Min Bid		7,800.00												
51	111-031-039-000	156-013	070000548												
	Capital Investments Enterprises		2006-2007												
			2016-012872												
	Min BiD		9,900.00												
52	111-112-008-000	156-013	100000652												
	Stephen E Mobley		2009-2010												
			2015-013777												
	Min Bid		6,000.00												
53	111-141-051-000	156-013	110000571												
	Heinrich Bleuler		2010-2011												
			2016-012873												
	Min Bid		\$5,700.00												

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54	111-202-042-000	156-013	110000582												
	Clearwater Real Estate Holdings LLC		2010-2011												
			2016-012875												
	Min Bid		\$53,600.00												
55	111-202-068-000	156-013	110000583												
	Clearwater Real Estate Holdings LLC		2010-2011												
			2016-012876												
	Min Bid		9,800.00												
56	111-202-069-000	156-013	110000584												
	Clearwater Real Estate Holdings LLC		2010-2011												
			2016-012877												
	Min Bid		19,300.00												
57	111-203-002-000	156-013	110000585												
	Jo Anne Dobbs		2010-2011												
	Jo A Fulton-Dobbs		2016-012878												
	Min Bid		6,200.00												
58	111-241-033-000	156-013	090001038												
	Antonio C & Medelita O Manares		2008-2009												
			2016-012879												
	Min Bid		12,600.00												
59	201-112-014-000	005-000	110000618												
	Bob & Jennifer M Hawkins		2010-2011												
			2016-012880												
	Min Bid		12,400.00												
60	206-101-045-000	071-002	110000720												
	Chris & Shawlyn Banfill		2010-2011												
			2016-012882												
	Min Bid		37,000.00												
61	216-393-020-000	156-001	100000959												
	Matthew B Walker		2009-2010												
			2015-013830												
	Min Bid		44,700.00												

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62	223-231-004-000	156-001	090001389												
	Karen B Pergens		2008-2009												
			2016-012883												
	Min Bid		7,700.00												
63	306-024-004-000	077-008	110000993												
	Gerald McQuire		2010-2011												
			2016-012884												
	Min Bid		6,300.00												
64	306-033-003-000	077-008	110000995												
	Gerald McQuire		2010-2011												
			2016-012885												
	Min Bid		2,800.00												
65	308-251-011-000	109-006	100001147												
	Ellen M Riness/ Thomas J Riness		2009-2010												
	Timothy J Riness/ Terry J Bird		2015-013831												
	Min Bid		33,800.00												
66	311-041-031-000	077-020	060001079												
	Donald R Brewer Jr		2005-2006												
	Barbara Brewer		2016-013293												
	Min Bid		3,600.00												
67	401-262-002-000	123-004	110001135												
	R A Montgomery		2010-2011												
			2016-012887												
	Min Bid		1,700.00												
68	403-011-024-000	074-005	110001144												
	Donna M Keith		2010-2011												
	Donald F Snyder		2016-012888												
	Min Bid		3,600.00												
69	503-401-035-000	001-001	100001278												
	Bruce & Leslie Boysen		2009-2010												
			2015-013834												
	Min Bid		7,700.00												

Item	AP NO. Last Assessee Minimum Bid	Tax Rate Area	Sale No. Def. Year Tax Deed Rec. Data	Sale Price Transfer Tax	\$\$\$ In Trust 3108	Adver. Cost	Record Fee/Sub to Sale Mon Fee	Sales Fees State	Sales Fees County	Notice Cost	Auction/ Misc Costs Bid4Assets	Redemption Amount Applied	Current Tax Applied	Excess Proceeds	Deed Issued To:
70	509-121-037-000	115-002	080001593												
	Nannette M Saltel		2007-2008												
			2015-016262												
	Min Bid		2,700.00												
71	510-371-055-000	115-002	110001279												
	Rick Metheny		2010-2011												
			2016-012889												
	Min Bid		1,900.00												
72	520-071-015-000	121-003	110001352												
	Donnie D & Linda L Humphrey		2010-2011												
	Bernard P Bunce/ Fred A Swide		2016-012890												
	Min Bid		27,400.00												
73	522-451-015-000	157-008	110001389												
	Judith A Coffey		2010-2011												
			2016-012891												
	Min Bid		18,100.00												
74	524-082-011-000	157-008	110001395												
	Barbara Jones &		2010-2011												
	John H Langston		2016-012892												
	Min Bid		3,700.00												
75	525-201-060-000	157-000	100001519												
	Thomas Carpenter Jr		2009-2010												
			2015-013787												
	Min Bid		7,700.00												
76	526-082-068-000	157-000	110001413												
	Evan & Faith A Arnold		2010-2011												
			2016-012893												
	Min Bid		11,600.00												
77	526-261-006-000	157-000	110001420												
	Evan & Faith A Arnold		2010-2011												
			2016-012894												
	Mid Bid		4,300.00												

Item	AP NO. Last Assessee Minimum Bid	Tax Rate Area	Sale No. Def. Year Tax Deed Rec. Data	Sale Price Transfer Tax	\$\$\$ In Trust 3108	Adver. Cost	Record Fee/Sub toSale Mon Fee	Sales Fees State.	Sales Fees County	Notice Cost	Auction/ Misc Costs Bid4Asets	Redemption Amount Applied	Current Tax Applied	Excess Proceeds	Deed Issued To:
78	528-282-003-000	157-003	110001431												
	Wayne R Callagan		2010-2011												
			2016-012895												
	Min Bid		3,200.00												
79	529-341-024-000	157-003	110001443												
	William F Delaney		2010-2011												
			2016-012896												
	Min Bid		11,100.00												
80	530-101-011-000	157-003	110001450												
	Alvin Coate & Tim Cole		2010-2011												
			2016-012903												
	Min Bid		3,400.00												
81	530-146-004-000	157-003	110001451												
	Kupambazua Furaha		2010-2011												
			2016-012897												
	Min Bid		2,300.00												
82	531-075-009-000	157-003	110001455												
	Joe C & Jill R Rice		2010-2011												
			2016-012898												
	Min Bid		8,500.00												
83	531-075-010-000	157-003	110001456												
	Joe C & Jill R Rice		2010-2011												
			2016-012901												
	Min Bid		8,700.00												
84	533-061-003-000	157-003	110001468												
	Abraham Morrison		2010-2011												
			2016-012899												
	Min Bid		2,700.00												
85	533-063-023-000	157-003	110001470												
	Bonnie Jackson		2010-2011												
			2016-012902												
	Min Bid		3,900.00												

I m t e	AP NO. Last Assessee Minimum Bid	Tax Rate Area	Sale No. Def. Year Tax Deed Rec. Data	Sale Price Transfer Tax	\$\$\$ In Trust 3108	Adver. Cost	Record Fee/Sub toSale Mon Fee	Sales Fees State	Sales Fees County	Notice Cost	Auction/ Misc Costs Bid4Asets	Redemption Amount Applied	Current Tax Applied	Excess Proceeds	Deed Issued To:
86	534-211-012-000	157-003	110001482												
	Daniel P Dollins		2010-2011												
			2016-012900												
	Min Bid		4,100.00												
	TOTALS SALES PRICE COLLECTED-			\$-		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	DOC TRANSFER TAX-			\$-											
	<u>Totals Re- Offer Sales Price Collected</u>													\$0.00	
	<u>Doc Transfer Tax</u>														