

Meeting of:

COUNTY OF HUMBOLDT

AGENDA ITEM NO.

C-29

For the meeting of: August 9, 2016

| Date: | July 18, 2016 | |
|---|--|--|
| To: | Board of Supervisors | |
| From: | John Bartholomew, Treasurer-Tax Colle | ctor |
| Subject: | RESOLUTION TO SELL TAX-DEFAU | ULTED PROPERTIES VIA SEALED BID |
| | | |
| RECOMME | NDATION(S): | |
| 1. Approsubject 2. Direct | ct to sale. | chment 1) for sale of properties tax-defaulted, asurer-Tax Collector with four certified copies of |
| SOURCE OF General Fund | F FUNDING: 1 – Revenue from sale will pay costs. | |
| sale. The pro tax defaulted of Sales (Atta Taxation Coo District and v combine the | eby given of the Tax Collector's intention perties will be sold for the stated minimum properties subject to the power of sale are achment 2) in accordance with Chapter 7 of the de. These properties subject to sale are all 1 | to sell tax defaulted properties through a sealed bid a price or more if higher bids are received. Those described on the attached Authorization and Report of Part 6 of Division 1 of the California Revenue and located in the Shelter Cove Resort Improvement with which who must, if they have the successful bid, ition of the sealed bid sale process. |
| REVIEW: Auditor | County Counsel Personnel | Risk Manager Other |
| TYPE OF ITEM: X Consent Departme Public He | ntal | BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT Upon motion of Supervisor Fernell Seconded by Supervisor Sundberg Ayes Sundberg, Fernell, Lovelace, Bohn, Bass Nays |
| PREVIOUS ACTION | W/REFERRAL: | Abstain Absent |
| Board Order No | <u>.</u> | and carried by those members present, the Board hereby approves the recommended action contained in this Board report. |

By: Kathy Hayes, Clerk of the Board

Every property being offered in this sale has been through the regular tax auction process at least twice without any minimum bids being received from potential bidders. The Tax Collectors office has therefore rendered these parcels as unusable by their size, location, or condition per Revenue and Taxation Code 3692(c) and has therefore reduced the minimum bid amounts to little more than the costs of taking them through the sealed bid process.

As stated in 3692(c) "If the parcel is sold to a contiguous property owner, the tax collector shall require that the successful bidder request the assessor and the planning director to combine the unusable parcel with the bidder's own parcel as a condition of sale". The combining of parcels is the objective of this sale whereby they will then be removed from the tax rolls as individually assessed parcels and become part of parcels whose owners are current with their taxes and most likely will remain so into the future. This result will be much more cost effective over time versus trying to collect on parcels which have proven to be uncollectable in the past.

FINANCIAL IMPACT:

All costs of the sale will be reimbursed from sale proceeds. The net effect, if all parcels are sold, is that the County will not collect \$160,865.70 in base taxes owed on these parcels; but the County in turn will realize significant cost savings by not having to assess or try to collect taxes on these unusable parcels which have been proven to be uncollectable in the past. The amount above does not include penalties, interest, or fees that have accumulated while the property taxes have been delinquent.

OTHER AGENCY INVOLVEMENT:

None.

ALTERNATIVES TO STAFF RECOMMENDATIONS:

Continue to try and collect taxes on these unusable parcels.

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 August 9, 2016

RESOLUTION NO. 16-93

STATE OF CALIFORNIA

Supervisors at a meeting held in Eureka, California.

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: August 9, 2016 | Much lunde |
|-----------------------|---|
| , | MARK LOVELACE, Chair |
| | Humboldt County Board of Supervisors |

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

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

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

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

| | | 5 - 1 - T. | 7 | | | 700000 | | | | | FIRETON STOLL | | EXHIBIT A | |
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| reasurer-Tax Collector | | | | - | | | | | | | | | | |
| ounty of Humboldt | | | | 777 | | | | | | | | | | |
| ounty of Humborn | | | | Under 1 | Direction of | the Board of | Supervisor | rs, By Resolut | ion No. | | 1 1 1 | | 211 | |
| | | The pr | roperty listed bel | ow was for | sale by Publ | ic Auction v | ia Sealed | Bid on | and wa | as disposed of | as follows: | 128- | | |
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| I m | 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: |
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| I m | AP NO. Last Assessee Minimum Bid | Tax Rate Area | Sale No. Def. Year Tax Deed | 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: |
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| | Robert L & William C Crews | 1 0.0 | 2014-012662 | | | | | | 100000000000000000000000000000000000000 | | | | | | |
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| 31 | Debora Hakimzadeh | 156-013 | 090000973 2008-2009 | | | | | | | | | | Will I Miles | | |
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| 34 | 110-231-029-000 | | 060000365 | | | | | | | | | | | | |
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| | Douglas K Hishinuma | | 2003-2004 | | | | - 5 | | | | | | | | |
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| Finance All LLC | |
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| Elmer H & Angelynne S Gabinay 2008-2009 2014-012451 | |
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| TOTALS SALES PRICE COLLECTED- \$0.00 \$0.0 | <u> </u> |

| AP NO. Last Assessee Minimum Bid | Rate Area | Def. Year Tax Deed Rec. Data | | | Adver. Cost | Record Fee/Sub toSale Mon Fee | Sales Fees State | Sales Fees County | Notice Cost | The second secon | Redemption Amount Applied | Current Tax Applied | Excess Proceeds | Deed Issued To: |
|----------------------------------|---------------|------------------------------------|--|--|--|---|---|--|---|--|---|--|--|--|
| | | | | | | | | | | | | | | |
| The second | 1 100 | 4 197 | | | | | n / | | | 1 4 5 5 7 | | | 77.75 | |
| | Last Assessee | Last Assessee Rate | Last Assessee Rate Def. Year Minimum Bid Area Tax Deed | Last Assessee Rate Def. Year Sale Price Minimum Bid Area Tax Deed Transfer Tax | Last Assessee Rate Def. Year Sale Price In Trust Minimum Bid Area Tax Deed Transfer Tax 3108 | Last Assessee Rate Def. Year Sale Price In Trust Adver. Minimum Bid Area Tax Deed Transfer Tax 3108 Cost | Last Assessee Rate Def. Year Sale Price In Trust Adver. Fee/Sub Minimum Bid Area Tax Deed Transfer Tax 3108 Cost toSale | Last Assessee Rate Def. Year Sale Price In Trust Adver. Fee/Sub Fees Minimum Bid Area Tax Deed Transfer Tax 3108 Cost toSale State | Last Assessee Rate Def. Year Sale Price In Trust Adver. Fee/Sub Fees Minimum Bid Area Tax Deed Transfer Tax 3108 Cost to Sale State County | Last Assessee Rate Def. Year Sale Price In Trust Adver. Fee/Sub Fees Notice Minimum Bid Area Tax Deed Transfer Tax 3108 Cost toSale State County Cost | Last Assessee Rate Def. Year Sale Price In Trust Adver. Fee/Sub Fees Sales Fees Notice Misc Costs Minimum Bid Area Tax Deed Transfer Tax 3108 Cost toSale State State Rate Def. Year Sale Price In Trust Adver. Fee/Sub Fees Sales Fees Notice Misc Costs Misc Costs Bid4Asets | Last Assessee Rate Def. Year Sale Price In Trust Adver. Fee/Sub Fees Sales Fees Notice Misc Costs Amount Minimum Bid Area Tax Deed Transfer Tax 3108 Cost to Sale State Rate Def. Year Sale Price In Trust Adver. Fee/Sub Fees Sales Fees Notice County Cost Bid4 Asets Amount | Last Assessee Rate Def. Year Sale Price In Trust Adver. Fee/Sub Fees Sales Fees Notice Misc Costs Amount Tax Minimum Bid Tax Deed Transfer Tax 3108 Cost toSale State State State Tax Deed Transfer Tax Tax Deed Transfer Tax Sale Price In Trust Adver. Fee/Sub Fees Sales Fees Notice Misc Costs Amount Tax State State State Tax Deed Transfer Tax Sale Price In Trust Adver. Fee/Sub Fees Sales Fees Notice Misc Costs Amount Tax Sales Fees Notice Misc Costs Notice Misc Costs Amount Tax Sales Fees Notice Misc Costs Notice Notice Misc Costs Notice Notice Notice Misc Costs Notice Notice Notice Notice Misc Costs Notice Notic | Last Assessee Rate Def. Year Sale Price In Trust Adver. Fee/Sub In Trust Adver. Fee/Sub In Trust Adver. Fee/Sub In Trust In In Trust In |