

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

518 A



FROM: Treasurer/Tax Collector

SUBMITTAL DATE:
September 18, 2003

SUBJECT: Sale of Timeshare Interest at Public Auction Tax Sale, TC 169, scheduled for October 27, 2003 through November 3, 2003 to be auctioned via the Internet.

RECOMMENDED MOTION: That the Board of Supervisors: 1) Approve the intended public auction, TC-169, 2) Approve and adopt the provisions of Revenue and Taxation Code Section 3698.5(a), 3698.5(c) and Section 4703(a). (3) Adopt the accompanying Resolution No. 2003-469 approving the sale of tax-defaulted property, prepared and approved by County Counsel, and 4) Instruct the Clerk of the Board to immediately forward a certified copy of the Board's Resolution to the Tax Collector following Board approval.

BACKGROUND: The above action will authorize the minimum bid on properties to be offered for sale, via the Internet, scheduled for October 27, 2003 through November 3, 2003.

Properties for which taxes are not paid are sold to collect back taxes. After property has been tax-defaulted for a period of five or more years from the original tax-default year, it becomes subject to the Tax Collector's "Notice of Power To Sell Tax-Defaulted Property" which is then recorded. If the property is not redeemed, it is to be offered for sale by the Tax Collector. (Continued)

Departmental Concurrence

FORM APPROVED
COUNTY COUNSEL

SEP 23 2003

Hess

Paul McDonnell, Treasurer/Tax Collector

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 7,218.67	In Current Year Budget:	YES
	Current F.Y. Net County Cost:	\$ 7,218.67	Budget Adjustment:	NO
	Annual Net County Cost:	\$	For Fiscal Year:	2003-04

SOURCE OF FUNDS: Tax Loss Reserve Fund	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE.

County Executive Office Signature

- Dep't Recomm.: Consent Policy
- Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.: | District: | Agenda Number: **3.51**

**ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD**

BOARD OF SUPERVISORS
FORM 11
Page 2

BACKGROUND: (Continued)

The Tax Collector will offer a total of two hundred twenty-one (221) Timeshare intervals in two (2) Timeshare projects: Plaza Resort & Spa located in Palm Springs, and Desert Breezes located in Palm Desert.

A total of one hundred forty-two (142) intervals in the Desert Breezes will be offered. Forty-seven (47) will be offered for the first time for a minimum bid of full redemption, plus \$ 495.00 cost of sale per interval. Fifty-two (52) will be offered for a reduced minimum bid of \$ 600.00, which represents an amount in excess of taxes only, but less than full redemption, plus \$ 495.00 cost of sale per interval. Forty-three (43) timeshare intervals will be offered for a reduced minimum bid ranging from one percent (1%) to thirty-six percent (36%) of taxes only plus \$ 495.00 each for the cost of sale. At our last sale comparable units sold for \$1,439.33.

A total of seventy-nine (79) intervals in the Plaza Resort & Spa will be offered. Sixty-four (64) will be offered for the first time for a minimum bid of full redemption, plus \$ 495.00 cost of sale per interval. Eight (8) will be offered for a reduced minimum bid of \$600.00, which represents an amount in excess of taxes only, but less than full redemption, plus \$ 495.00 cost of sale per interval. Seven (7) timeshares intervals will be offered for a reduced minimum bid ranging from five percent (5%) to forty-seven percent (47%) of taxes only plus \$ 495.00 each for the cost of sale. At our last sale comparable units sold for \$ 1,377.00.

Assuming that all of the intervals are sold for the minimum bid, the total write down to the Teeter Plan would be \$ 7,218.67. Previous experience with this type of Internet auction has indicated that the likely loss will be substantially less.

2
3 RESOLUTION NO. 2003-469

4 APPROVING SALE OF TAX-DEFAULTED PROPERTY

5 SUBJECT TO THE POWER OF SALE AND SETTING

6 THE MINIMUM BID

7
8 WHEREAS, the Tax Collector of Riverside County intends to sell at public auction, over the
9 Internet, tax-defaulted property subject to the power of sale, on October 27, 2003 through November 3,
10 2003, and requests that the Board of Supervisors of the County of Riverside, State of California approve the
11 intended sale; and any postponement of the sale that may be necessary; the Tax Sale List TC 169, Sale File
12 4304 is attached herewith as Exhibit "A" and sets forth the property declared tax-defaulted with the year of
13 the tax-default and the assessment number; and

14 WHEREAS, the minimum price for each property has been set in compliance with Section
15 3698.5 of the California Revenue and Taxation Code; and

16 WHEREAS, the Tax Collector in his discretion has determined that the property specified in
17 Exhibit "A," attached hereto and incorporated by reference, should be offered for sale on October 27, 2003
18 through November 3, 2003 at a minimum bid in accordance with California Revenue and Taxation Code
19 Sections 3698.5(a), and 3698.5(c); and

20 WHEREAS, one hundred and eleven (111) or less, timeshare intervals will be offered at the
21 tax sale for the first time, additionally one hundred and ten (110) or less, timeshare intervals that were
22 previously offered at tax sale and failed to sell at the minimum bid will be re-offered at a reduced bid at the
23 tax sale; and

24 WHEREAS, it is in the best interests of the State of California, the County of Riverside, and
25 cities, school districts, and special districts for whom the Tax Collector collects taxes, to sell said
26 properties; now, therefore,

27 BE IT RESOLVED, DETERMINED, AND ORDERED by the Board of Supervisors of the
28 County of Riverside, State of California, in regular session assembled on October 7, 2003, that the

1 proposed sale of tax-defaulted property subject to the power of sale and any continuation of the sale is
2 hereby approved and the Tax Collector of the County of Riverside is directed to offer the property
3 described in Exhibit "A" attached hereto and incorporated by reference, at public auction to the highest
4 bidder for cash in lawful money of the United States at the minimum bid set in accordance with California
5 Revenue and Taxation Code Sections 3698.5 as specified below:

6 1. One hundred and eleven (111), timeshare intervals, or less, will be offered at a
7 minimum bid of the full redemption amount plus \$495.00 each which constitutes the cost of sale,

8 2. Fifty (50) timeshare intervals, or less, will be reoffered at a minimum bid ranging
9 from one percent (1%) of taxes only up to forty-seven (47%) of taxes only plus \$495.00 each for the cost of
10 sale,

11 3. Sixty (60) timeshare intervals, or less, will be reoffered at a minimum bid of \$600.00
12 which is less than the full redemption amount, plus \$495.00 each for the cost of sale.

13
14
15
16
17
18
19
20
21
22
23
24
25 DLH: res/2003-469
26
27
28