

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

310



FROM: Treasurer/Tax Collector

SUBMITTAL DATE:
April 19, 2004

SUBJECT: Public Auction Tax Sale, TC-170-2, Extended From March 15 & 16, 2004, and scheduled for May 10, 2004 to be held at the Riverside Convention Center, 3443 Orange Street, Riverside, California.

RECOMMENDED MOTION: That the Board of Supervisors:

- 1) Approve the intended public auction tax sale, TC-170-2,
- 2) Approve and adopt the provisions of the Revenue and Taxation Code Section 3698.5(a), 3698.5(c) and Section 4703(a),
- (3) Adopt Resolution 2004-196 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.

The above action will authorize the minimum bid on tax-defaulted real property to be offered at public auction tax sale.

BACKGROUND: 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 subsequently redeemed by the payment of all amounts due, it is offered for sale by the Tax Collector. This action will set in motion the Tax Collector's annual March sale. (Continued)

Paul McDonnell

Paul McDonnell, Treasurer/Tax Collector

FORM APPROVED
COUNTY COUNSEL

Departmental Concurrence

APR 20 2004

Q. Hand

FINANCIAL DATA

Current F.Y. Total Cost:	\$ 10,587.06	In Current Year Budget:	YES
Current F.Y. Net County Cost:	\$ 0.00	Budget Adjustment:	NO
Annual Net County Cost:	\$ 0.00	For Fiscal Year:	2003-04

SOURCE OF FUNDS: Tax Loss Reserve Fund # 011060

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

Carly

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

Prev. Agn. Ref.:

District:

Agenda Number:

3.45

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BACKGROUND: (Continued)

This sale is the extension of the March 15[&] 16, 2004 tax sale. State law allows a tax sale to be "extended" within 60 days of the original sale. One of the advantages of an extended sale is a reduction of the notification requirements, which saves the County time and money.

The Tax Collector will offer a maximum of twenty-nine (29) "fee parcels":

- a) Three (3) fee parcels will be offered for the first time at the minimum bid of **full redemption**, plus a \$450.00 cost of sale.
- b) Twenty-three (23) fee parcels will be re-offered at the minimum bid of **full redemption**, plus a \$450.00 cost of sale.
- c) Three (3) fee parcels will be offered for a minimum bid of **\$540.00** each, which constitutes the cost of sale.

The majority of these parcels had been previously sold at the March sale but the purchasers failed to honor the terms of their credit bids and the remaining parcels had been pulled for administrative considerations.

As indicated in Exhibit "A", the aggregate minimum bid for all parcels is \$ 264,291.00

The actual number of parcels actually offered for sale at the auction dates will be reduced by taxpayer redemptions. Properties will also be pulled from the sale to comply with bankruptcy stays and for administrative considerations.

In general, the financial impact of tax sales can be summarized as follows:

- Sales at, or above, the amount of taxes owed have no direct, impact on the County's budget.
- Sales at less than the amount of taxes owed have an indirect negative impact on the County's budget.
- Finally, as long as any tax loss (taxes owed minus net sales price) is within the Teeter Program, annual budget limits, no subsequent adjustments to the General Fund Budget are required.

For this sale, if all parcels being **reoffered** for sale sell for only the minimum bid, the maximum tax loss would be \$12,755.49. Taking into account the Teeter formula, which shares this loss with other taxing entities, the maximum loss to the Tax Loss Reserve Fund would be \$10,587.06. **Accordingly, there should be no direct impact on the County General Fund because reserves exceeding that amount have been set aside:**

More likely than not, there will be no overall impact upon the Tax Loss Reserve Fund itself, either. Based upon past experience, this sale will not realize the maximum loss for three reasons: (i) properties are inevitably pulled from the sale due to bankruptcy or taxpayer redemptions; (ii) some parcels will likely sell for more than the minimum bid and (iii) other parcels are likely to receive no bids.

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3 RESOLUTION NO. 2004-196

4
5 A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE
6 APPROVING THE SALE OF TAX-DEFAULTED PROPERTY SUBJECT
7 TO THE POWER OF SALE AND SETTING THE MINIMUM BID
8

9 WHEREAS, on December 2, 2003, the Board of Supervisors of the County of Riverside,
10 State of California, in regular session adopted Resolution No. 2003-531 providing for the sale of tax-
11 defaulted property subject to the power of sale;

12 WHEREAS, the Tax Collector of Riverside County conducted the public auction of tax-
13 defaulted property on March 15 and 16, 2004 offering the tax-defaulted property in accordance with the
14 provisions of Section 3698.5 of the California Revenue and Taxation Code and Resolution No. 2003-531;

15 WHEREAS, a number of parcels offered at the March 2004 tax sale have been previously
16 offered at tax sale and have failed to sell at the minimum bid, or the sale was not completed, or the parcels
17 were withdrawn from the sale, and the Tax Collector has continued the tax sale to May 10, 2004 at 9:00
18 a.m., in accordance with California Revenue and Taxation Code Section 3706.1(b), to offer selected
19 properties;

20 WHEREAS, the Tax Collector in his discretion has determined that the property specified in
21 Exhibit "A," attached hereto and incorporated by reference, should be offered for sale on May 10, 2004 at
22 a minimum bid in accordance with California Revenue and Taxation Code Sections 3698.5(a) and
23 3698.5(c);

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 May 4, 2004, that the proposed

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

6 1. Twenty-Six (26) parcels, or less, to be offered at the full redemption amount plus \$450.00 each, for
7 the cost of sale;

8 2. Three (3) parcels, or less, to be offered at a minimum bid of \$540.00 each which constitutes the
9 cost of sale.

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25 DLH: res/2004-196

26 4-06-04

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ITEM 199 OUTSIDE CITY
 347183004-4
 LAST ASSESSED TO FLORES, C

 MINIMUM PRICE: \$1,633.00

REOFFER
 347-183-004-4
 TRA 065-061
 1998-347183004-0000

ITEM 219 OUTSIDE CITY
 350122020-3
 LAST ASSESSED TO MCELVAIN, BERNADINE

 MINIMUM PRICE: \$3,742.00

REOFFER
 350-122-020-3
 TRA 054-021
 1998-350122020-0000

ITEM 227 OUTSIDE CITY
 350201033-9
 LAST ASSESSED TO CARNAHAN, DAVID
 SITUS ADDRESS: 23944 LAKE DR CANYON LAKE
 MINIMUM PRICE: \$14,209.00

REOFFER
 350-201-033-9
 TRA 054-021
 1998-350201033-0000

ITEM 228 OUTSIDE CITY
 350201034-0
 LAST ASSESSED TO CARNAHAN, DAVID
 SITUS ADDRESS: 23932 LAKE DR CANYON LAKE
 MINIMUM PRICE: \$2,574.00

REOFFER
 350-201-034-0
 TRA 054-021
 1998-350201034-0000

ITEM 297 IN THE CITY OF LAKE ELSINORE
 374123013-4
 LAST ASSESSED TO SCHAUMER, ADDISON DAVID & OSTAYAN, SAM

 MINIMUM PRICE: \$4,991.00

REOFFER
 374-123-013-4
 TRA 005-043
 1998-374123013-0000

ITEM 416 IN THE CITY OF LAKE ELSINORE
 377283006-4
 LAST ASSESSED TO MCCLOSKEY, MARY
 SITUS ADDRESS: 414 LOOKOUT ST LAKE ELSINORE
 MINIMUM PRICE: \$5,974.00

REOFFER
 377-283-006-4
 TRA 005-043
 1998-377283006-0000

ITEM 518 IN THE CITY OF HEMET
 443181001-8
 LAST ASSESSED TO HAGAN, MARVIN A & AMMIE M
 SITUS ADDRESS: 607 W DEVONSHIRE AVE HEMET 92543
 MINIMUM PRICE: \$540.00

REOFFER
 443-181-001-8
 TRA 006-001
 1993-443181001-0000

ITEM 534 OUTSIDE CITY
 459050010-6
 LAST ASSESSED TO TAYLOR, GENEVIEVE & O M

 MINIMUM PRICE: \$799.00

REOFFER
 459-050-010-6
 TRA 089-014
 1998-459050010-0000



ITEM 539 OUTSIDE CITY
459060006-4
LAST ASSESSED TO TAYLOR, GENEVIEVE & O M

MINIMUM PRICE: \$799.00

REOFFER
459-060-006-4
TRA 089-014
1998-459060006-0000

ITEM 552 OUTSIDE CITY
471160004-1
LAST ASSESSED TO AHMAD, BASHER TR

MINIMUM PRICE: \$2,206.00

REOFFER
471-160-004-1
TRA 068-005
1998-471160004-0000

ITEM 576 IN THE CITY OF PALM SPRINGS
510223029-4
LAST ASSESSED TO HENSLEY, GUY O

MINIMUM PRICE: \$3,854.00

510-223-029-4
TRA 011-018
1998-510223029-0000

ITEM 578 OUTSIDE CITY
517073008-1
LAST ASSESSED TO ALL AMERICAN INVESTMENT CORP

MINIMUM PRICE: \$1,162.00

REOFFER
517-073-008-1
TRA 055-040
1998-517073008-0000

ITEM 579 OUTSIDE CITY
517094001-9
LAST ASSESSED TO ALL AMERICAN INVESTMENT CORP

MINIMUM PRICE: \$1,162.00

REOFFER
517-094-001-9
TRA 055-040
1998-517094001-0000

ITEM 580 OUTSIDE CITY
517111010-9
LAST ASSESSED TO SECURITY TITLE INS CO

MINIMUM PRICE: \$1,162.00

REOFFER
517-111-010-9
TRA 055-040
1998-517111010-0000

ITEM 585 OUTSIDE CITY
517173008-0
LAST ASSESSED TO ALL AMERICAN INVESTMENT CORP

MINIMUM PRICE: \$1,162.00

REOFFER
517-173-008-0
TRA 055-040
1998-517173008-0000

ITEM 671 OUTSIDE CITY
525113015-9
LAST ASSESSED TO SHARIFF, BUZLULLA & SYEDA R

MINIMUM PRICE: \$540.00

REOFFER
525-113-015-9
TRA 055-046
1996-525113015-0000

ITEM 700 OUTSIDE CITY
528172009-8
LAST ASSESSED TO BURNS, DAVID R

MINIMUM PRICE: \$1,220.00

REOFFER
528-172-009-8
TRA 055-045
1998-528172009-0000



ITEM 701 OUTSIDE CITY
528174012-6
LAST ASSESSED TO FARAJALLAHI, ISMAIL

MINIMUM PRICE: \$540.00

REOFFER
528-174-012-6
TRA 055-045
1991-528174012-0000

ITEM 711 OUTSIDE CITY
529150029-5
LAST ASSESSED TO DECASAS TRUST AGREEMENT

MINIMUM PRICE: \$42,307.00

REOFFER
529-150-029-5
TRA 055-033
1998-529150029-0000

ITEM 725 IN THE CITY OF BANNING
541310030-9
LAST ASSESSED TO OSBORNE, DWIGHT A
SITUS ADDRESS: 656 E BARBOUR ST BANNING
MINIMUM PRICE: \$2,870.00

541-310-030-9
TRA 001-000
1996-541310030-0000

ITEM 786 IN THE CITY OF INDIO
614130013-1
LAST ASSESSED TO RIVAS, ERNESTINA R
SITUS ADDRESS: 82271 GARDEN AVE INDIO
MINIMUM PRICE: \$8,942.00

REOFFER
614-130-013-1
TRA 007-067
1998-614130013-0000

ITEM 796 OUTSIDE CITY
636042014-0
LAST ASSESSED TO PARRISH, JIM E & ETHEL L & SANCHEZ, LUIS

MINIMUM PRICE: \$1,363.00

REOFFER
636-042-014-0
TRA 061-070
1998-636042014-0000

ITEM 820 IN THE CITY OF DESERT HOT SPRINGS
641041043-1
LAST ASSESSED TO MAGYAR, RICHARD L
SITUS ADDRESS: 66386 ACOMA AVE DSRT HOT SPG
MINIMUM PRICE: \$21,775.00

REOFFER
641-041-043-1
TRA 014-007
1998-641041043-0000

ITEM 823 IN THE CITY OF DESERT HOT SPRINGS
641192006-5
LAST ASSESSED TO INNOCENTE, CURTIS

MINIMUM PRICE: \$2,022.00

641-192-006-5
TRA 014-080
1998-641192006-0000

ITEM 847 OUTSIDE CITY
650262027-6
LAST ASSESSED TO BISH JOHN ESTATE OF
SITUS ADDRESS: 31751 CALLE HELENE THOUSAND PLMS
MINIMUM PRICE: \$28,188.00

REOFFER
650-262-027-6
TRA 061-182
1998-650262027-0000

ITEM 849 OUTSIDE CITY
653474019-5
LAST ASSESSED TO GWP INC
SITUS ADDRESS: 73669 S PACHETA SQ THOUSAND PLMS
MINIMUM PRICE: \$17,497.00

REOFFER
653-474-019-5
TRA 061-114
1998-653474019-0000



ITEM 898 IN THE CITY OF PALM SPRINGS
669393023-3
LAST ASSESSED TO PERRY, JAMES
SITUS ADDRESS: 400 AVENIDA CERCA PALM SPRINGS
MINIMUM PRICE: \$70,383.00

REOFFER
669-393-023-3
TRA 011-044
1998-669393023-0000

ITEM 938 OUTSIDE CITY
723031002-2
LAST ASSESSED TO CHARREY, LAWRENCE F & ELLEN

MINIMUM PRICE: \$1,187.00

REOFFER
723-031-002-2
TRA 058-020
1998-723031002-0000

ITEM 1016 IN THE CITY OF TEMECULA
945160006-7
LAST ASSESSED TO GURALNICK, WAYNE S
SITUS ADDRESS: 30592 JEDEDIAH SMITH RD TEMECULA
MINIMUM PRICE: \$19,488.00

REOFFER
945-160-006-7
TRA 013-045
1998-945160006-0000

COUNTY OF RIVERSIDE
OFFICE OF THE TREASURER TAX-COLLECTOR



MEMO

Date April 20, 2004
To: Christopher Hans
From: Sherry Hilliard
Subject: Form 11 for Board Agenda

Please schedule the attached Form 11 for the Board Agenda on May 4, 2004. Should you have any questions, please contact me immediately at 955-8317.

Thank you.