

FORM APPROVED COUNTY COUNSEL 3/3/15
 BY: GREGORY P. PRIAMOS DATE

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

314
A



FROM: Don Kent, Treasurer-Tax Collector

SUBMITTAL DATE:
 MAR 05 2015

SUBJECT: Timeshare Internet Tax Sale, TC-204, scheduled for May 28, 2015 through June 1, 2015, with Bid4Assets Inc. District 4 [\$53,911] Fund 11060 Tax Loss Reserve Fund.

RECOMMENDED MOTION: That the Board of Supervisors:

- 1) Approve the intended timeshare internet tax sale, TC-204; (2) Approve and adopt the provision of the Revenue and Taxation Code Section 3698.5(a), 3698.5(c) and Section 4703(a); (3) Adopt Resolution 2015-059 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 Treasurer-Tax Collector following Board approval.

The above action will authorize the minimum bid on timeshare intervals to be offered for sale via the Internet with Bid4Assets, Inc.

BACKGROUND:

Summary

Continued to Page 2

Don Kent
 Don Kent
 Treasurer-Tax Collector

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 53,911	\$ 0	\$ 53,911	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	
SOURCE OF FUNDS: Fund 11060 Tax Loss Reserve Fund				Budget Adjustment: NO	
				For Fiscal Year: 2014-2015	

C.E.O. RECOMMENDATION: APPROVE

BY: *Samuel Wong 3/11/15*
 Samuel Wong

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- A-30
- Positions Added
- 4/5 Vote
- Change Order

Prev. Agn. Ref.:

District: 4

Agenda Number:

3-41

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Timeshare Internet Tax Sale, TC-204, scheduled for May 28, 2015 through June 1, 2015, with
Bid4Assets Inc. District 4 [\$53,911] Fund 11060 Tax Loss Reserve Fund.**

DATE: MAR 05 2015
PAGE: Page 2 of 2

BACKGROUND: Properties for which taxes are not paid are sold to collect back taxes. After the property has been tax-defaulted for a period of five or more years from the original tax-default year, it becomes subject to the Treasurer-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 Treasurer-Tax Collector. This action will set in motion the Treasurer-Tax Collector's Timeshare Internet Tax Sale.

SUMMARY OF THE May 28, 2015 through June 1, 2015 Timeshare Internet Tax Sale conducted via Internet through Bid4Assets, Inc.

The Treasurer-Tax Collector proposes to offer a maximum of one hundred twenty-two (122) timeshare intervals of the Marriott and the Shadow Ridge Timeshares, located in Palm Desert.

On May 28, 2015 beginning at 8:00 AM

- a) Sixteen (16) timeshare intervals will be offered at the minimum bid of cost of sale only.
- b) One hundred six (106) timeshare intervals will be offered for a minimum bid of full redemption, plus cost of sale.

As indicated in Exhibit "A", the aggregate minimum bid for all parcels is \$348,958.00.

On May 29, 2015 at 9:00 AM, of the one hundred six (106) timeshare intervals that do not receive bids, between May 28, 2015 at 8:00 AM and May 29, 2015 at 9:00 AM, will then be reoffered at a reduced minimum bid for the following reduced amounts.

- a) One hundred six (106) timeshare intervals will be offered for a minimum bid of cost of sale only.

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 negative impact on the County's budget.
- For this sale, if all parcels being reoffered for sale were to sell for only the minimum bid, the maximum tax loss would be \$96,772.16. Taking into account the Teeter formula, which shares this loss with other taxing entities, the maximum loss of the Tax Loss Reserve Fund would be \$53,911.77. Accordingly, there should be no direct impact on the County General Fund because reserves exceeding the amount have been set aside.

IMPACT ON CITIZENS AND BUSINESSES

The offering of tax defaulted properties is to collect unpaid taxes and to return the property to a revenue-generating status by conveying the property to another owner or motivating the assessee to redeem.

ATTACHMENTS (if needed, in this order):

- A. TC 204 Tax Sale List.

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3 RESOLUTION NO. 2015-059

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

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 May 28, 2015 through June 1, 2015, and
10 requests that the Board of Supervisors of the County of Riverside, State of California approve the intended
11 sale, and any postponement of the sale that may be necessary; the Tax Sale List TC 204 Sale File 4414 is
12 attached herewith as Exhibit "A" and sets forth the property declared tax-defaulted with the year of the tax-
13 default and the assessment number; the notice of the proposed sale will be sent to the State Controller in
14 accordance with Section 3700.5 of the California Revenue and Taxation Code; and

15 WHEREAS, the Tax Collector in his discretion has determined that the property specified in
16 Exhibit "A" attached hereto and incorporated by reference, should be offered for sale on May 28, 2015
17 through June 1, 2015 with the minimum bid to be in accordance with California Revenue and Taxation
18 Code Section 3698.5, and

19 WHEREAS, California Revenue and Taxation Code Section 3698.5 provides that, where
20 property has been offered for sale at least once and no acceptable bids have been received at the prescribed
21 minimum price, the Tax Collector may, in his discretion and with the approval of the Board of Supervisors,
22 offer that same property at the same or next scheduled sale at a minimum price that the Tax Collector
23 deems appropriate in light of the most current assessed valuation of that property or any unique
24 circumstance with respect to that property; and

25 WHEREAS, one hundred six (106) timeshare intervals, or less, at Marriott and Shadow
26 Ridge Timeshares ("Shadow Ridge") in Palm Desert will be offered at the tax sale for the first time for the
27 full redemption amount plus cost of sale, and if these timeshare intervals do not sell for the full redemption
28 amount plus cost, they will be reoffered later in the same sale at a reduced bid; and

FORM APPROVED COUNTY COUNSEL
DALE R. GARDNER
3/15/15

1 WHEREAS, sixteen (16) previously offered intervals from Marriott and Shadow Ridge in
2 Palm Desert will be reoffered at cost of sale only because they were previously offered and no bids were
3 received; and

4 WHEREAS, the Tax Collector has determined that due to unique circumstances that the
5 timeshare intervals that are being offered for the first time may not sell for the full redemption amount plus
6 cost of sale, therefore these intervals should be reoffered at the same sale at a reduced bid: and

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

10 BE IT RESOLVED, DETERMINED, AND ORDERED by the Board of Supervisors of the
11 County of Riverside, State of California, in regular session assembled on March 24, 2015 that the proposed
12 internet sale of tax-defaulted property subject to the power of sale and any continuation of the
13 sale is hereby approved and the Tax Collector of the County of Riverside is directed to offer the property
14 described in Exhibit "A" attached hereto and incorporated by reference, at public auction to the highest
15 bidder for cash in lawful money of the United States at the minimum bid set in accordance with California
16 Revenue and Taxation Code Section 3698.5(a) and 3698.5(c) as specified below:

17 1. One hundred six (106) Marriott and Shadow Ridge timeshare intervals, or less, will
18 be offered at a minimum bid of the full redemption amount plus the cost of sale on May 28, 2015 at 8:00
19 a.m. through May 29, 2015 at 9:00 a.m.

20 2. If the Marriott and Shadow Ridge timeshare intervals do not sell at the full
21 redemption amount plus cost, they will be reoffered later at the same sale on May 29, 2015 at 9:00 a.m.
22 through June 1, 2015 at a minimum bid of the cost of sale.

23 3. Sixteen (16) previously offered intervals from Marriott and Shadow Ridge in Palm
24 Desert, or less, will be reoffered at cost of sale only from May 28, 2015 at 8:00 a.m. through June 1, 2015
25 because they were previously offered and no bids were received.

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