

Gordon B. Ford
THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Treasurer-Tax Collector

BOARD AGENDA # *B-9

Urgent ☐

Routine ☒

AGENDA DATE November 4, 2008

CEO Concurs with Recommendation YES ☒ NO ☐
(Information Attached)

4/5 Vote Required YES ☐ NO ☒

SUBJECT:

Approval to Sell Tax-Defaulted Properties

STAFF RECOMMENDATIONS:

1. Pursuant to Section 3694 of the Revenue and Taxation Code, the Treasurer-Tax Collector requests approval from the Board of Supervisors for the sale of the tax-defaulted properties for the minimum bid as described on the attached report.
2. Pursuant to Section 3698.5(c) of the Revenue and Taxation Code, authorize the Treasurer-Tax Collector to re-offer those parcels which do not obtain the minimum bid at a price which is deemed appropriate by the Treasurer-Tax Collector.

FISCAL IMPACT:

The sale will either prompt the property owners to pay the amounts due prior to the sale as shown in the attachment or the successful bidders will pay a sufficient amount to cover the delinquency amount. The ultimate goal is to get these properties revenue producing once again.

BOARD ACTION AS FOLLOWS:

No. 2008-758

On motion of Supervisor Grover, Seconded by Supervisor Monteith
and approved by the following vote,

Ayes: Supervisors: O'Brien, Grover, Monteith, and Vice Chairman DeMartini

Noes: Supervisors: None

Excused or Absent: Supervisors: Mayfield

Abstaining: Supervisor: None

1) X Approved as recommended

2) _____ Denied

3) _____ Approved as amended

4) _____ Other:

MOTION:

ATTEST:

Christine Ferraro
CHRISTINE FERRARO TALLMAN, Clerk

File No.

Approval to Sell Tax-Defaulted Properties

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DISCUSSION:

Pursuant to Section 3698 of the Revenue and Taxation Code, it is the intention of the Treasurer-Tax Collector to sell at public auction the tax-defaulted properties described on the attached listing. The subject properties will be offered for a minimum bid, which covers the delinquency amount. The minimum bid covers the amount owing to the County and is noted on the attached listing along with a description of said property and the last Assessee of Record.

Item numbers 8, 16, 23, 35, and 45 have become inactive parcel numbers. These parcels had outstanding, delinquent property taxes when they were split. Since the taxes have not been paid, the delinquent property tax obligation stays with the property and is shown as the amount for all new parcel numbers.

In accordance with Revenue and Taxation Code Section 3698.5(c), properties without a successful bidder will be re-offered for an amount that the Treasurer-Tax Collector deems appropriate.

POLICY ISSUES:

This complies with the requirements of Revenue and Taxation Code 3694 wherein the sale of tax-defaulted properties may only take place if approved by the Board of Supervisors.

Approval of this agenda item will support the Board's priority of efficient delivery of public services.

STAFFING IMPACT:

There is no staffing impact associated with this item.

S.No.	Assessor's Parcel Number	Last Assessee (Lastname, Firstname)	Description (Situs address)	Default No. & Year of Default	Amount Due	Minimum Bid
					(incl. fee)	
1	057-025-011-000	California State of	Central Ave, Crows Landing	000046157 1999/2000	\$ 1,007.44	\$1,100.00
2	038-035-044-000	Martinez Alfonso & Et Ux	1028 Alamo Ave, Modesto	010050774 2000/2001	\$ 15,075.61	\$15,100.00
3	039-067-067-000	Barbosa Joseph & Barbosa Carolyn	769 Central Ave, Modesto	020056696 2000/2001	\$ 3,634.14	\$3,700.00
4	050-022-008-000	Rodriguez Maria G Et Al	208 S West Ave, Turlock	010051153 2000/2001	\$ 1,710.66	\$1,800.00
5	127-022-005-000	Hammond Eva M Et Al	2123 7th Street, Ceres	010052384 2000/2001	\$ 3,478.70	\$3,500.00
6	005-067-082-000	Ward Larissa D	2148 Jason Way, Modesto	020042045 2001/2002	\$ 4,943.78	\$5,000.00
7	021-039-010-000	Shelton Jermol & Shelton Dejeune M	536 Peregrine Dr, Patterson	020054104 2002/2003	\$ 10,540.66	\$10,600.00
8	004-071-045-000	Ch Pentecostal United of Modesto	Kiernan Ave, Modesto	030002417 2002/2003	\$ 18,472.42	\$18,500.00
	004-097-001-000		628 Bitritto Ct, Modesto	030002417 2002/2003	\$ 18,472.42	\$18,500.00
	004-097-002-000		632 Bitritto Ct, Modesto	030002417 2002/2003	\$ 18,472.42	\$18,500.00
	004-097-003-000		636 Bitritto Ct, Modesto	030002417 2002/2003	\$ 18,472.42	\$18,500.00
	004-097-004-000		640 Bitritto Ct, Modesto	030002417 2002/2003	\$ 18,472.42	\$18,500.00
	004-097-005-000		644 Bitritto Ct, Modesto	030002417 2002/2003	\$ 18,472.42	\$18,500.00
	004-097-006-000		648 Bitritto Ct, Modesto	030002417 2002/2003	\$ 18,472.42	\$18,500.00
	004-097-007-000		652 Bitritto Ct, Modesto	030002417 2002/2003	\$ 18,472.42	\$18,500.00
	004-097-008-000		656 Bitritto Ct, Modesto	030002417 2002/2003	\$ 18,472.42	\$18,500.00
	004-097-009-000		660 Bitritto Ct, Modesto	030002417 2002/2003	\$ 18,472.42	\$18,500.00
	004-097-010-000		664 Bitritto Ct, Modesto	030002417 2002/2003	\$ 18,472.42	\$18,500.00
	004-097-011-000		668 Bitritto Ct, Modesto	030002417 2002/2003	\$ 18,472.42	\$18,500.00
	004-097-012-000		672 Bitritto Ct, Modesto	030002417 2002/2003	\$ 18,472.42	\$18,500.00
	004-097-013-000		676 Bitritto Ct, Modesto	030002417 2002/2003	\$ 18,472.42	\$18,500.00
	004-097-014-000		680 Bitritto Ct, Modesto	030002417 2002/2003	\$ 18,472.42	\$18,500.00

	004-097-015-000		684 Bitritto Ct, Modesto	030002417 2002/2003	\$ 18,472.42	\$18,500.00
	004-097-016-000		688 Bitritto Ct, Modesto	030002417 2002/2003	\$ 18,472.42	\$18,500.00
	004-097-017-000		692 Bitritto Ct, Modesto	030002417 2002/2003	\$ 18,472.42	\$18,500.00
	004-097-018-000		696 Bitritto Ct, Modesto	030002417 2002/2003	\$ 18,472.42	\$18,500.00
	004-097-019-000		0 Bitritto Ct, Modesto	030002417 2002/2003	\$ 18,472.42	\$18,500.00
9	005-041-051-000	Singh Darbara Et Al	2805 Earl St, Modesto	030003787 2002/2003	\$ 33,302.57	\$33,400.00
10	005-067-068-000	Ponce Hector	2224 Jason Way, Modesto	030000723 2002/2003	\$ 11,660.51	\$11,700.00
11	006-083-040-000	California State of	7560 Gilbert Rd, Oakdale	030002425 2002/2003	\$ 1,030.08	\$1,100.00
12	010-050-003-000	Jones Rick W & Rachel Galvin Trs	9704 Morris Hunter Dr, Oakdale	030000856 2002/2003	\$ 4,686.83	\$4,700.00
13	010-068-007-000	Country Oak Properties LLC	11351 Wild Oak Dr, Oakdale	030004521 2002/2003	\$ 3,983.14	\$4,000.00
14	019-022-023-000	Broedlow James P & Broedlow Beverly R	3701 Swanson Rd, Denair	030001118 2002/2003	\$ 12,876.56	\$12,900.00
15	021-029-006-000	Phul Bhopinder K	340 Red Robin Dr, Patterson	030001615 2002/2003	\$ 5,634.81	\$5,700.00
16	022-029-012-000	Brager Marilyn Et Al	7807 Foy Ave, Ceres	030001561 2002/2003	\$ 1,216.53	\$1,300.00
	022-029-079-000	Brager Marilyn Et Al	7743 Foy Ave, Ceres	030001561 2002/2003	\$ 1,216.53	\$1,300.00
	022-029-093-000		7755 Foy Ave, Ceres	030001561 2002/2003	\$ 1,216.53	\$1,300.00
	022-029-094-000	Brager Marilyn Et Al	7761 Foy Ave, Ceres	030001561 2002/2003	\$ 1,216.53	\$1,300.00
	022-029-095-000	Brager Marilyn Et Al	0 Foy Ave, Ceres	030001561 2002/2003	\$ 1,216.53	\$1,300.00
	022-029-096-000	Brager Marilyn Et Al	0 Foy Ave, Ceres	030001561 2002/2003	\$ 1,216.53	\$1,300.00
17	030-013-029-000	Ramirez Pedro & Anastacia	918 Wheatley Ave, Modesto	030001494 2002/2003	\$ 2,497.56	\$2,500.00
18	033-063-059-000	Va'a Charles & Va'a Odelia	2432 Kildare Ln, Modesto	030000842 2002/2003	\$ 2,330.01	\$2,400.00
19	035-042-048-000	Cervantes Elvira Lif-Est Heirs	609 Thrasher Ave, Modesto	030002755 2002/2003	\$ 2,561.25	\$2,600.00
20	037-061-041-000	Loudermilk Gary M & Loudermilk Julie L	1804 Toya Ct, Modesto	030002973 2002/2003	\$ 2,729.31	\$2,800.00
21	039-057-043-000	Soriano Edward & Malley Carrie L	1412 Blue Jay Way, Ceres	030002987 2002/2003	\$ 5,303.71	\$5,400.00

22	043-012-043-000	Shamrock Est Homeowners Assn	Donegal Ct, Turlock	030002891 2002/2003	\$ 1,907.10	\$2,000.00
23	044-045-054-000	Cabral Janet M & Jr Cabral John L	3500 S Walnut Rd, Turlock	030003704 2002/2003	\$ 24,789.80	\$24,800.00
	044-045-056-000	Jr Cabral John L & Cabral Janet M	3500 S Walnut Rd, Turlock	030003704 2002/2003	\$ 24,789.80	\$24,800.00
24	045-023-034-000	Espindola Armando	5621 10th St, Keyes	030004493 2002/2003	\$ 2,719.46	\$2,800.00
25	045-023-047-000	Garcia Jesus	5620 10th St, Keyes	030000226 2002/2003	\$ 1,982.07	\$2,000.00
26	050-023-033-000	Fuentes Anita	220 Columbia St, Turlock	030003124 2002/2003	\$ 5,578.31	\$5,600.00
27	058-004-002-000	Elzenga Jake Jr	600 West Main St, Crows Landing	030003821 2002/2003	\$ 9,812.64	\$9,900.00
28	058-025-001-000	Forzano Jenny Lynn	3201 Morgan Rd, Turlock	030003422 2002/2003	\$ 12,457.78	\$12,500.00
29	059-035-003-000	Tamraz Davis E Et Al	2009 Winning Ave, Modesto	030001250 2002/2003	\$ 2,216.44	\$2,300.00
30	067-038-009-000	Shahbaz Tom	1432 Christiansen Dr, Modesto	030000595 2002/2003	\$ 1,800.17	\$1,900.00
31	071-047-037-000	Aguirre Teresa P	940 Collegeview Dr, Turlock	030003480 2002/2003	\$ 2,704.47	\$2,800.00
32	075-069-002-000	Coleman Lana A	5425 Roselle Ave, Riverbank	030000631 2002/2003	\$ 2,782.28	\$2,800.00
33	076-029-041-000	Moal Willian R	3424 Vintage Dr #141, Modesto	030000310 2002/2003	\$ 5,736.09	\$5,800.00
34	078-065-038-000	Wantland Stoney	4121 Eastern Ave, Modesto	030001052 2002/2003	\$ 42,365.97	\$42,400.00
35	105-007-012-000	Khatri Bros	1528 J St, Modesto	030001888 2002/2003	\$ 7,199.06	\$7,200.00
	105-007-015-000		1524 J St, Modesto	030001888 2002/2003	\$ 7,199.06	\$7,200.00
36	127-002-029-000	Vaughn Gary & Vaughn Delana	2017 Hollister St, Ceres	030000168 2002/2003	\$ 9,621.35	\$9,700.00
37	128-019-003-000	Fernandez Jose M Sr	1213 L St, Newman	030001842 2002/2003	\$ 2,926.84	\$3,000.00
38	129-007-003-000	Pierson Kenneth	562 South St, Oakdale	030001007 2002/2003	\$ 1,090.68	\$1,100.00
39	130-002-006-000	Mercurio John & Mary Ann	322 N Yosemite Ave, Oakdale	030001961 2002/2003	\$ 5,199.26	\$5,200.00
40	130-018-052-000	Asset Protection	Pine St, Oakdale	030004536 2002/2003	\$ 1,374.50	\$1,400.00
41	131-020-007-000	Evitt Marlene Et Al	104 N 5th St, Patterson	030000533 2002/2003	\$ 1,585.17	\$1,600.00
42	131-024-007-000	Leventini Theodore Trs Et Al	821 E St, Patterson	030001944 2002/2003	\$ 39,503.51	\$39,600.00

43	132-017-027-000	Galindo Hermelinda	6412 2nd St, Riverbank	030001128 2002/2003	\$ 7,925.30	\$8,000.00
44	132-052-015-000	Perez Felix Et Al	2918 Ross Ave, Riverbank	030004054 2002/2003	\$ 4,060.90	\$4,100.00
45	133-002-019-000	Ramirez Gustavo	431 B St, Empire	030004101 2002/2003	\$ 4,950.50	\$5,000.00
	133-002-020-000	Ramirez Gustavo	435 B St, Empire	030004101 2002/2003	\$ 4,950.50	\$5,000.00
	133-002-021-000	Ramirez Gustavo	435 B St, Empire	030004101 2002/2003	\$ 4,950.50	\$5,000.00
46	134-014-028-000	Vargas Miguel	329 B St, Waterford	030004100 2002/2003	\$ 8,135.51	\$8,200.00
47	135-001-022-000	Gagante Frank & Gagante Tessie	5404 Kiernan Ave, Salida	030001812 2002/2003	\$ 93,253.13	\$93,300.00