

BEFORE THE BOARD OF COMMISSIONERS FOR MORROW COUNTY, OREGON

In the Matter of Real Property)
Owned by Morrow County and) ORDER NO. OR-2018-11
Directing Sheriff to Conduct Sale.)

2018-573
RECEIVED
OCT 16 2018
Morrow County
Sheriff E
1700

WHEREAS, Morrow County has acquired title to certain real property, described in Exhibit "A," attached and incorporated by this reference, pursuant to real property tax foreclosure proceedings on file in the Circuit Court of the State of Oregon for Morrow County and by other means, and

WHEREAS, foreclosure proceedings are completed, and tax deeds in the regular form have been executed by the Morrow County Tax Collector and recorded in the Deed Records of Morrow County pursuant to ORS 312.200 with respect to real properties acquired by tax foreclosure, and

WHEREAS, ORS 271.310 and 275.110 authorize the sale by the Morrow County Court of the real property acquired through real property tax foreclosure and other means, and

WHEREAS, the property described in Exhibit "A," attached is not needed for County purposes and, thus, surplus, and

WHEREAS, it is in the best interests of the County to sell the real property described in Exhibit "A", and that the minimum price of \$ 15,000 .00 shall be set, and

NOW THEREFORE, be it resolved that the Morrow County Court hereby orders as follows:

That the Sheriff of Morrow County is hereby directed to sell, in the manner provided by ORS 275.120, et. seq., the parcel(s) of real property described in Exhibit "A", which is attached hereto and by this reference incorporated herein; said sale shall be for the minimum price and upon such terms and conditions as is set forth with particularity in said Exhibit "A".

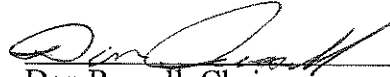
That a minimum bid of \$ 15,000 .00 will be required.

That all sales shall be deemed conditional until such time as the Morrow County Court formally accepts or rejects said sale.

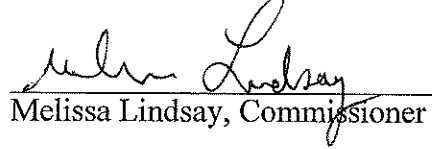
That, if the Sheriff is unsuccessful in selling any of the property listed in Exhibit "A" at said sale, said property may be sold at private sale pursuant to ORS 275.200.

Dated this 22nd day of August, 2018.

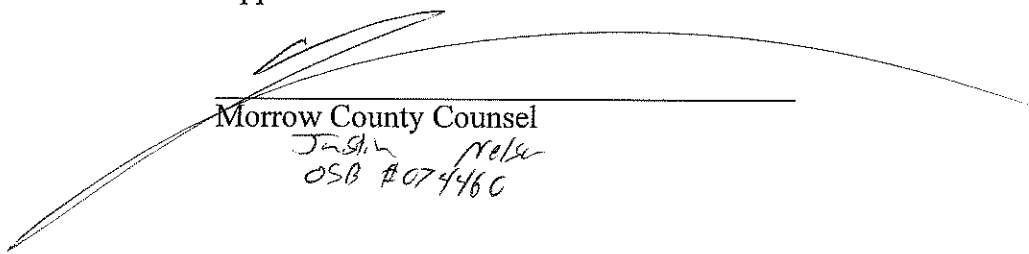
**MORROW COUNTY BOARD OF COMMISSIONERS
MORROW COUNTY, OREGON**


Don Russell, Chair


Jim Doherty, Commissioner


Melissa Lindsay, Commissioner

Approved as to Form:


Morrow County Counsel
Justin Nelsor
OSB #074460

SUMMARY OF FACTS AND CONCLUSIONS

Account: Acct 45, MTL 2S2626CC-3300
Situs Address: 640 Elder St. Heppner, OR.
Owner of Record: Morrow County
Size: .15 acres
Current Use: Improved Residential
Zoning: R2, City of Heppner
Highest & Best Use: Residential
Date of Value: August 3, 2018
Date of Report: August 3, 2018
Estate Appraised: Fee Simple
Special Assessments: None
Taxes: Currently the property is owned by Morrow County and is exempt from taxation.

Cost Approach to Value \$30,000.00

Sales Comparison Approach to Value \$30,000.00

Income Approach to Value Not Applicable

FINAL DETERMINATION OF VALUE AS OF 8/3/18: \$30,000.00

GENERAL DATA

Identification of Property

The subject property is identified as a .15 acre parcel of land with a 1,138 sq. ft. house built in 1904. The property is located at 640 Elder St in Heppner. The house has been vacant for many years but, appears to be salvageable.

The parcel has 57' feet of frontage to Elder Street and 57' of frontage to Garrigues Street in the rear. The topography of the parcel is flat with minimal slope. The parcel size conforms to the residential zoning standards of the City of Heppner.

Attached are vicinity and location maps of the property.

Zoning

The zoning for the parcel is General Residential, R2. The zone is identified in the City of Heppner Zoning Ordinance Section 11-3-3 and includes the following outright uses; Single-family dwelling, including a mobile home subject to requirements set forth in section 11-3-3-A of the City of Heppner Zoning Ordinances, and two family dwellings. Permitted conditional uses are as such: Beauty and hair care salon, boarding house, multifamily dwelling, parks and recreation area and public uses such as church, school, library, hospital and health care facilities.

Dimensional Standards in RR Zone: Minimum 5,000 sq. ft.

Highest and Best Use Analysis

The highest and best use of the land is determined to be residential. The vicinity surrounding the parcel is residential single family dwellings.

Site Valuation

The subject property was appraised for 1/1/05 as part of the normal recalculation cycle. The appraisal area land study identified the land and site development portion of this parcel as having a market value of \$22,780.00. The value is based on a land study and site development study completed by the Morrow County Assessor's office for 1/1/05. The lot's size conforms to the zone. After reviewing recent sales of bare land properties in the area I believe the Real Market Value for the land and site development is consistent with the current assessment. The house is a single family dwelling believed to be originally constructed in 1904. The house has 2 bedrooms, 1 bathroom and dining, living, utility and kitchen areas. The house has been vacant for several years and has deferred maintenance with the current assessment of \$6,600.00 reflecting those issues. The house will need renovation to bring it up to current code standards.

Conclusion of Value: \$30,000.00

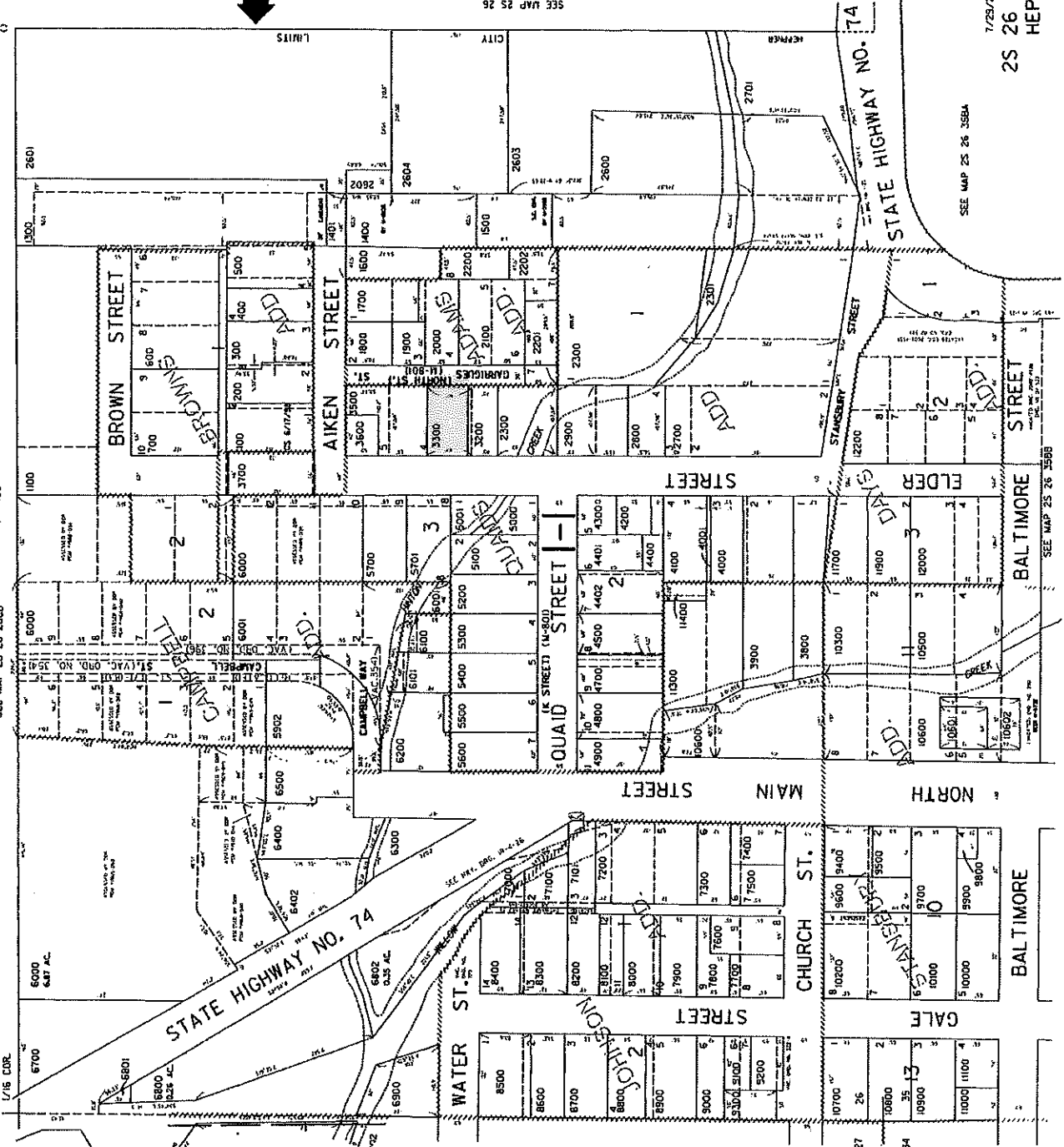
25 26 26CC
HEPPNER

SW1/4 SW1/4 SEC. 26 T.25. R.26E. W.M.
MORROW COUNTY

SEE MAP 25 26 26CC
1" = 100'

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

- CANCELLED NUMBERS
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SEE MAP 25 26 27DA
SCALE IN FEET
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SEE MAP 25 26

SEE MAP 25 26 358A

Revised
7/29/2009, DBJ
25 26 26CC
HEPPNER

SEE MAP 25 26 358B