

BEFORE THE BOARD OF COMMISSIONERS FOR MORROW COUNTY, OREGON

In the Matter of Real Property)
Owned by Morrow County and) ORDER NO. OR-2018-13
Directing Sheriff to Conduct Sale.)

2018 AS 575
RECEIVED
OCT 16 2018
Morrow County
Sheriff
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 \$ 11,770 .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 \$ 11,770 .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 Nelson
OSB #074462

SUMMARY OF FACTS AND CONCLUSIONS

Account: Acct 10185, MTL 5N2635C-227
Situs: Cain Lane
Owner of Record: Morrow County
Size: 1.39 acres
Current Use: Bare land (Cain Lane)
Zoning: Rural Residential
Highest & Best Use: Rural 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 Not Applicable

Sales Comparison Approach to Value\$23,540.00

Income Approach to Value Not Applicable

FINAL DETERMINATION OF VALUE AS OF 8/3/18: \$23,540.00

GENERAL DATA

Identification of Property

The subject property is identified as a .1.39 acre parcel of bare land with access from Cain Ln off of West Eighth Rd, West of the City of Irrigon.

Attached is the vicinity and location map of the property.

Zoning

The zoning for the parcel is Rural Residential. The zone is identified in the Morrow County Zoning Ordinance 3.040 and includes the following outright uses; Single-family dwelling, including a mobile home subject to requirements set forth in section 3.040 of the Morrow County Zoning Ordinances, farming, subject to requirements set forth in section 3.040 of the Morrow County Zoning Ordinances, public service utility facility, public park, recreation center, community or neighborhood center, other public uses or buildings necessary to serve the rural residential needs for the area. Permitted conditional uses are as such: Golf course, home occupation conducted in structure accessory to the dwelling, provided all other limitations of occupations are observed, water supply and sewer treatment facility, solid waste disposal site, two family dwelling (duplex).

Rural Residential has a 2 acre minimum lot size. Since this lot is only 1.39 acres and was created prior to the 2 acre minimum requirement, it is referred to as a preexisting non-conforming parcel and will receive all of the benefits as if it did conform to the zone.

Highest and Best Use Analysis

The highest and best use of the land is determined to be Rural Residential.

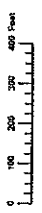
Site Valuation

The subject property was reappraised for 1/1/2016 as part of the normal reappraisal cycle. The appraisal area land study identified this parcel as having a market value of \$23,540.00. The value is based on a land study and site development study completed by the Morrow County Assessor's office for 1/1/15 and includes any market trending since. After reviewing recent sales of rural tract properties in the area I believe the Real Market Value to be consistent with the current assessment.

Conclusion of Value

\$23,540.00

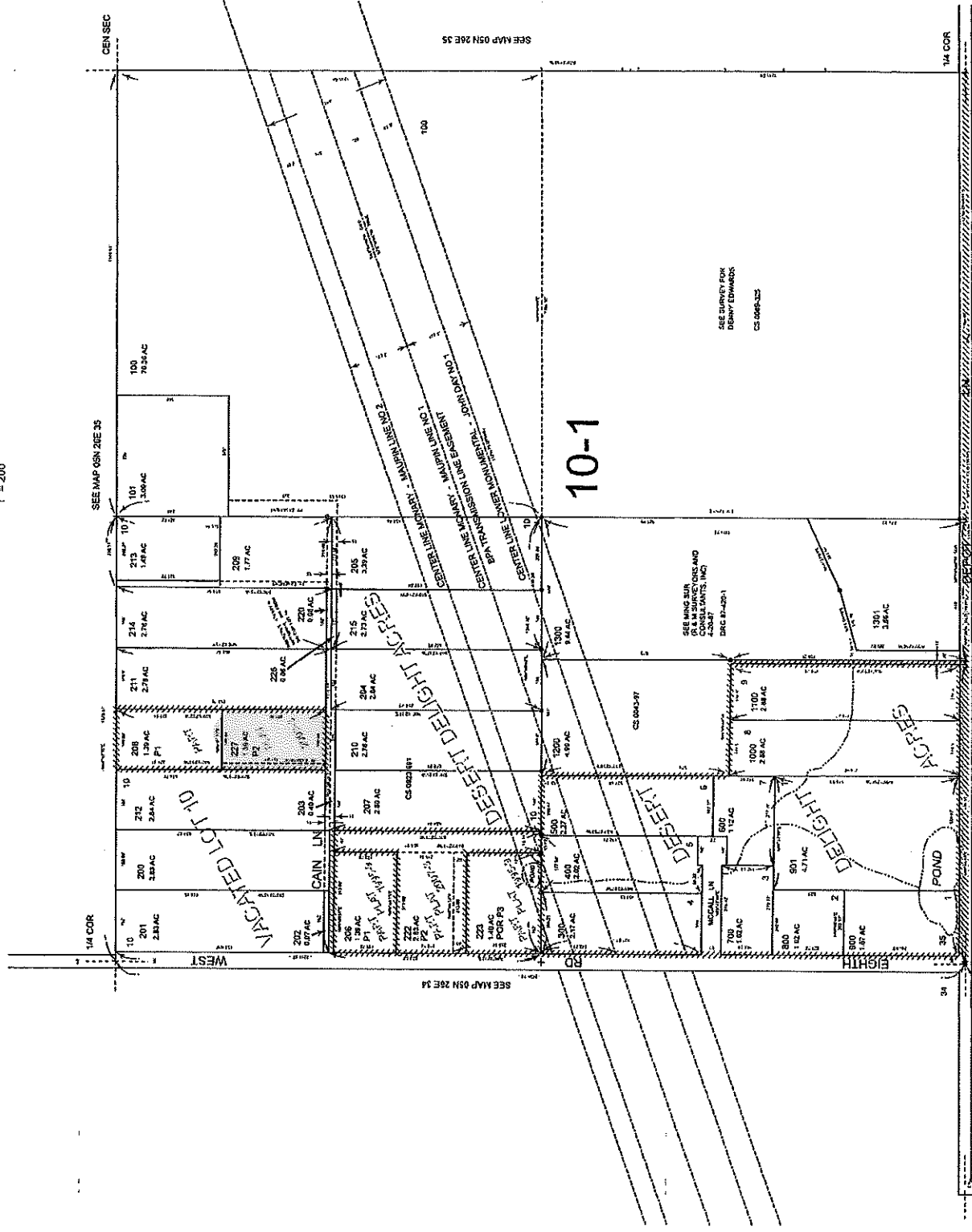
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY



S.W. 1/4 SEC. 35 T.5N. R.26E. W.M.
MORROW COUNTY
T² = 200'

05N26E35C

Cancelled
218 THRU 219
221
225
228



Revised: BC
3/23/2013

SEE MAP 05N 26E 02

05N26E35C