



DAN JOHNSON
DIRECTOR

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD OREGON CITY, OR 97045

August 7, 2025

BCC Agenda Date/Item: _____

Board of County Commissioners
Clackamas County

Approval of a Board Order for declaration of tax foreclosed properties as surplus to be auctioned.
Total Aggregate Value is estimated to be a minimum of \$2,584,866.29.
Funding is through auction proceeds. No County General Funds are involved.

Previous Board Action/Review	07/29/2025 Policy Session: BCC reviewed and approved the proposed tax foreclosed parcels for declaration as surplus.		
Performance Clackamas	1. The purpose of the Department of Transportation and Development (DTD) / Property Disposition program is to provide management and disposition of tax foreclosed properties to Clackamas County, taxing entities and the public so they can benefit from the assets being re-purposed for public benefit or returned to the tax rolls. Conveying county-owned properties advances the goal of repurposing properties for public benefit or returning them to the tax rolls. 2. Build public trust through good government by conducting property transactions in a transparent manner.		
Counsel Review	Yes, SF 503-655-8362	Procurement Review	N/A
Contact Person	D'Anne Rome	Contact Phone	503-742-4384

EXECUTIVE SUMMARY:

Clackamas County's Department of Assessment and Taxation annually forecloses on tax-delinquent properties. The foreclosure process is a six year process – taxes must be delinquent for three years, then a two year judgment is filed and in the sixth year foreclosure occurs and the property is deeded to the County in lieu of uncollected taxes. Following the recording of the deed in the County's name, the management and disposition is then transferred to the Property Disposition program in the Department of Transportation and Development.

The Property Disposition program is tasked with managing, administering and dispersing tax foreclosed real property assets in a cost effective manner that will provide a County public benefit. No General Fund resources are allocated to this program.

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Approving the Board Order declares the properties listed as surplus property and allows Property Disposition to initiate the public sale process. Offering these properties for sale allows the County to recover owed tax revenue and County costs and reduce/eliminate risks associated with property ownership

RECOMMENDATION:

Staff requests the Board of County Commissioners approve the attached Board Order and list of tax foreclosed properties for declaration as surplus and authorizing public sale.

Respectfully submitted,

Dan Johnson

Dan Johnson, Director
Department of Transportation & Development

Attachments:
Board Order



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DEVELOPMENT SERVICES BUILDING
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**BEFORE THE BOARD OF COUNTY COMMISSIONERS
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In the Matter of Approving The
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Board Order No. _____
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This matter coming before the Board of County Commissioners at this time, and it appearing to the Board that the real property parcels listed below, having been acquired by Clackamas County by tax foreclosure deed are not currently in use for County purposes; and

IT FURTHER APPEARING to the Board that the following properties should be offered for public sale for not less than the minimum price specified herein and in compliance with applicable portions of ORS Chapter 275.110;

NOW, THEREFORE, the Board finds that the real property parcels listed below are surplus and selling them is in the best interest of the citizens of Clackamas County.

IT IS HEREBY ORDERED that the following properties shall be offered for sale for not less than the minimum price specified herein and in compliance with the applicable portions of ORS Chapter 275.110.

Parcels may be encumbered with restrictions, easements, conditions and covenants.

If parcels do not sell through a public sale, Clackamas County will continue to offer them for sale in accordance with Oregon Revised Statutes.

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Description	Assessor's Real Market Value	Minimum Bid	Deposit Amt. - 20% of Min. Bid
23E24 00200 Unimproved parcel located at SE Judd Rd. and SE Holst Rd. Approx. Acres: 15	\$559,348	\$391,544	\$111,870
23E24 00201 Unimproved parcel located at S Judd Rd. and SE Holst Rd. Approx. Acres: 9	\$388,600	\$272,020	\$77,720
38Q23AB08000 Unimproved parcel located at E Multorpor Dr. and E Frontage Rd. Approx. Acres: 1.05	\$353,117	\$247,182	\$70,623
35E05 01401 Improved parcel located at 42990 SE Wildcat Mountain Dr. Approx. Acres: 3.04	\$294,286	\$176,549	\$35,310
25E08 01000 Unimproved parcel located at SE Ten Eyck Rd. and SE Marmot Rd. Approx. Acres: 5	\$260,078	\$182,055	\$52,016
26E20CC00100 Unimproved parcel located at Hwy. 26 and E Summertime Dr. Approx. Acres: 0.52	\$97,344	\$13,934	\$2,787
27E32BD05200 Improved parcel located at E Oregon St. and E Jerrys Ln. Approx. Acres: 0.01	\$95,432	\$66,802	\$19,086
27E32CB00101 Unimproved parcel located at E Deodora St and E Multnomah Ave. Approx. Acres: 0.28	\$85,335	\$59,735	\$17,067

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22E31DA01601 Unimproved parcel located at Harrison St. and 6th St. Approx. Acres: 0.15	\$81,966	\$34,515	\$6,903
42E22A 02200 Unimproved parcel located at S Howards Mill Rd. and S Ringo Rd. Approx. Acres: 1.44	\$81,604	\$57,123	\$16,321
37E03CA05200 Unimproved parcel located at E Pinner Rd. and E Jennie Ln. Approx. Acres: 0.17	\$71,682	\$50,177	\$14,336
21E05BD01800 Unimproved parcel located at Touchstone and Kerr Pkwy. Approx. Acres: 0.08	\$71,523	\$50,066	\$14,305
27E32CB04400 Unimproved parcel located at E Multnomah Ave. and E Deodora St. Approx. Acres: 0.55	\$61,893	\$43,325	\$12,379
43E20 00200 Unimproved parcel located at S Buff Rd. and S Fish Rd. Approx. Acres: 3.04	\$59,714	\$41,800	\$11,943
34E28BC05100 Unimproved parcel located at SE 4th Ave. and SE Ginseng Dr. Approx. Acres: 0.7	\$33,805	\$23,664	\$6,761
34E29AC00600 Unimproved parcel located at S River Lake Rd. and S Endive Rd. Approx. Acres: 0.09	\$32,328	\$22,630	\$6,466
21E14CD01300 Unimproved parcel located at Marylhurst Dr. and View Dr. Approx. Acres: 0.26	\$28,505	\$19,954	\$5,701
22E31DA03200 Unimproved parcel located at 5th St. and Jq. Adams St. Approx. Acres: 0	\$26,058	\$5,171	\$1,034

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27E32BD05400 Unimproved parcel located at E Oregon St. and E Jerrys Ln. Approx. Acres: 0.11	\$25,600	\$17,920	\$5,120
22E31CD06500 Unimproved parcel located at E 3Rd. St. and S Center St. Approx. Acres: 0.05	\$24,851	\$17,395	\$4,970
21E09CC01400 Unimproved parcel located at Cedar Ct. and South Shore Blvd. Approx. Acres: 0.01	\$23,407	\$16,385	\$4,681
21E02DB01001 Unimproved parcel located at SE Bluff Rd. and SE Fair Oaks Dr. Approx. Acres: 0.03	\$21,635	\$15,145	\$4,327
37E08AA00300U1 Unimproved parcel located at 26522 E Plaza Trl. Approx. Acres: 0.05	\$18,568	\$12,998	\$3,714
27E32DD00700 Unimproved parcel located at 24158 E Farragut St. Approx. Acres: 0.09	\$17,067	\$11,947	\$3,413
21E26D 00907 Unimproved parcel located at Parker Rd. and Noble Ln. Approx. Acres: 0.24	\$16,688	\$11,682	\$3,338
26E20CC00102 Unimproved parcel located at Hwy. 26 and E Summertime Dr. Approx. Acres: 0.03	\$14,040	\$9,828	\$2,808
53E04D 01100 Unimproved parcel located at S Sheldon Rd. and S Wall St. Approx. Acres: 0.22	\$11,033	\$7,723	\$2,207
42E36 02400 Unimproved parcel located at S Hallback Ln and S Monroe Ln. Approx. Acres: 1.25	\$10,999	\$7,699	\$2,200

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32E03A 01200 Unimproved parcel located at S Mapleland Rd. and S Hill Valley Ln. Approx. Acres: 0.03	\$10,685	\$7,480	\$2,137
41E04BD07301 Unimproved parcel located at S Elm St and Sw 11Th Ave Approx. Acres: 0.05	\$9,867.00	\$6,906.90	\$1,973.40
22E11BC09100 Unimproved parcel located at SE Bluff Dr. and SE 127Th AveApprox. Acres: 0.06	\$8,904.00	\$6,232.80	\$1,780.80
27E32BD05300 Unimproved parcel located at 66947 E Oregon St. Approx. Acres: 0.05	\$8,533.00	\$5,973.10	\$1,706.60
34E06D 00401 Unimproved parcel located at SE Talons Rd. and SE Folsome Rd. Approx. Acres: 0.09	\$8,426	\$5,898	\$1,685
22E30BC00901 Unimproved parcel located at Perrin St and Heater Ct. Approx. Acres: 0.02	\$6,303	\$4,412	\$1,261
43E30 00101 Unimproved parcel located at S Gard Rd. and S Windy City Rd. Approx. Acres: 0.19	\$5,340.00	\$3,738.00	\$1,068
26E23DC00100 Unimproved parcel located at E Barlow Trail Road and E Brightwood Rd. Approx. Acres: 1.88	\$5,077	\$3,554	\$1,015
42E36 01500 Unimproved parcel located at S Salo Rd. and S Royal Oaks Dr. Approx. Acres: 0.34	\$4,737	\$3,316	\$947

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22E29 01000 Unimproved parcel located at Cleveland St and Apperson Blvd Approx. Acres: 0.1	\$4,390	\$3,073	\$878
27E32BC05300 Unimproved parcel located at E Homer Ave @ E Mountain Air Dr. Approx. Acres: 0.05	\$3,376	\$2,363	\$675
21E13DB02708 Unimproved parcel located at SE River Rd. and SE River Bluff Ct Approx. Acres: 0.02	\$2,978	\$2,085	\$596
53E03 04400 Unimproved parcel located at SE Wall St and S Farris Ct. Approx. Acres: 0.13	\$2,740	\$1,918	\$548
22E25B 01500 Unimproved parcel located at E Holcomb Rd. and S TimbeRd.ark Ln Approx. Acres: 0.06	\$2,633	\$1,843	\$527
31W23DC01900 Unimproved parcel located at Ne Butteville Rd. and Ne Boones Ferry Rd. Approx. Acres: 0.03	\$2,126	\$1,488	\$425
41E05BC00600 Unimproved parcel located at E 2nd Ave. and N Maple St. Approx. Acres: 0.06	\$2,052	\$1,436	\$410
24E29A 03700 Unimproved parcel located at SE Tear Ln and SE Norse Rd.Approx. Acres: 0.01	\$1,459	\$1,021	\$292
27E30DC02100 Unimproved parcel located at E Rowan St and E Woodmere St Approx. Acres: 0.38	\$1,372.00	\$960.40	\$274.40

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27E30DC01100 Unimproved parcel located at E Rowan St and E Woodmere St Approx. Acres: 0.46	\$1,222	\$855	\$244
21E10DA08203 Unimproved parcel located at Bullocks St and Laurel St. Approx. Acres: 0.01	\$1,037.00	\$725.90	\$207.40
12E32AD03500 Unimproved parcel located at SE Fuller Rd. and SE Causey Ave Approx. Acres: 0.03	\$845.00	\$591.50	\$169
27E30DC02000 Unimproved parcel located at E Rowan St and E Woodmere St. Approx. Acres: 0.17	\$90	\$63	\$18
27E32AC01500 Unimproved parcel located at E Brook St and E Sandy Ave. Approx. Acres: 0.17	\$85,335.00	64,001.00	\$12,800
12E31C 00400 Unimproved parcel located at SE Rail Road Ave & SE 47Th Ave, Milwaukie Or, 97222 Approx. Acres: 1.3	411,152.00	308,364.00	\$61,672.80
12E31C 00401 Unimproved parcel located at SE Rail Road Ave & SE 47Th Ave, Milwaukie Or, 97222 Approx. Acres: 1	\$297,962	\$223,472	\$44,694

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IT IS FURTHER ORDERED that the Sheriff of Clackamas County, Oregon be and is hereby directed and authorized to sell the above described properties in the manner provided by law and for not less than the minimum price herein determined; and

IT IS FURTHER ORDERED that the Sheriff of Clackamas County, Oregon is hereby directed to advertise the sale of the above described property in a newspaper of general circulation, circulated and published in Clackamas County, once a week for four consecutive weeks prior to such sale. Such notice shall include the date, time and place of sale, the description of the properties or interests therein to be sold, the market value of the properties or interests as determined by a certified appraiser or the Clackamas County Department of Taxation and Assessment, the minimum price as fixed by the Board on the date of this order. The Sheriff shall further make proof of publication of such notice in the same manner as proof of publication of summons is made and shall file such proof of publication with the county clerk. Copies of all Sheriff Sale documents shall be forwarded to the DTD/Property Disposition section upon sale completion; and

IT IS FURTHER ORDERED that if properties do not sell through the Sheriff's Sale; Clackamas County will continue to offer them for sale in accordance with Oregon Revised Statute.

NOW, THEREFORE, IT IS HEREBY ORDERED that the Director or Deputy Director of the Department of Transportation is hereby authorized to act as representative of the Board of County Commissioners in the acceptance of all documents necessary for the sales, as representative for the Board of County Commissioners.

DATED this ____ day of August , 2025.

BOARD OF COUNTY COMMISSIONERS

Chair

Recording Secretary