



TREASURER-TAX COLLECTOR VENTURA COUNTY

SUE HORGAN
TREASURER-
TAX COLLECTOR

Marilou Tan
Assistant Treasurer-Tax Collector

December 10, 2024

Ventura County Board of Supervisors
County Government Center
800 South Victoria Avenue
Ventura, CA 93009

SUBJECT: Acceptance of the Notice of Intention to Sell Tax-Defaulted Property by Sealed Bid Auction Submitted by the Treasurer-Tax Collector; Acceptance of the Notice of Intention to Sell Tax-Defaulted Property by Public Auction Submitted by the Treasurer-Tax Collector; Adoption of a Resolution to Authorize the Sale by Sealed Bid Auction of the Tax-Defaulted Properties and to Authorize the Sale at a Reduced Minimum Bid for Tax-Defaulted Properties Previously Offered for Tax Sale; Adoption of a Resolution to Authorize the Sale by Public Auction of the Tax-Defaulted Properties.

RECOMMENDATIONS:

It is recommended that your Board:

1. Accept the Notice of Intention to Sell Tax-Defaulted Property by Sealed Bid Auction submitted by the Treasurer-Tax Collector (Exhibit 1).
2. Accept the Notice of Intention to Sell Tax-Defaulted Property by Public Auction submitted by the Treasurer-Tax Collector (Exhibit 2).
3. Adopt the attached Resolution (Exhibit 3) and thereby authorize the Treasurer-Tax Collector to sell tax-defaulted properties by sealed bid auction and authorize the Treasurer-Tax Collector to sell at a reduced minimum bid deemed appropriate by the Treasurer-Tax Collector those tax-defaulted properties marked with an asterisk which have been previously offered for tax sale at least once and did not receive a minimum bid. The tax-defaulted properties are described in Exhibit 5.
4. Adopt the attached Resolution (Exhibit 4) and thereby authorize the Treasurer-Tax Collector to sell tax-defaulted properties by public auction. The tax-defaulted properties are described in Exhibit 6.
5. Direct the Clerk of the Board to return one certified copy of the executed and approved Resolution (Exhibit 3) to the Tax Collector within five days.

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www.venturapropertytax.org (805) 654-3734

6. Direct the Clerk of the Board to return one certified copy of the executed and approved Resolution (Exhibit 4) to the Tax Collector within five days.

FISCAL / MANDATES IMPACT:

Except for those properties that your Board has authorized to be sold at a reduced minimum bid deemed appropriate by the Treasurer-Tax Collector, the purchase price for the remaining properties consists of taxes, penalties, and administrative costs. The purchase price also includes reimbursement for the costs of advertising, mailing certified letters, and the fees paid to the State of California and County of Ventura. All costs associated with the auctions are included in the Treasurer-Tax Collector's FY 2024-25 Budget and should be recovered through the sale or redemption of the listed properties. All fees due to the County of Ventura will be deposited in Budget Unit 1702.

Mandatory:	Yes
Authority:	Revenue & Taxation Code Section 3351-3841
Source of Funding:	Parties of Interest Research Fees
Funding Match Required:	No
Impact on Other Departments:	None

Summary of Revenues and Total Costs		FY 2024-25 (Est.)
Revenue:		\$47,355
Costs:		
Direct		\$47,355
Indirect- Department		0
Indirect- County Cap		0
Total Costs		\$47,355
Net Costs		0
Recovered Indirect Costs		0

Current FY 2024-25 Budget Projection for Treasurer-Tax Collector Org 1700				
	Adopted Budget	Adjusted Budget	Projected Budget	Estimated Savings/(Deficit)
Appropriations	\$6,330,482	\$6,489,889	\$6,489,889	\$0
Revenue	\$4,730,413	\$4,730,413	\$4,730,413	\$0
Net Cost	\$1,600,069	\$1,759,476	\$1,759,476	\$0

STRATEGIC PLAN PRIORITY:

The items presented in this board letter support making responsible and efficient use of public funds and promote economic stability and growth during a changing economy.

DISCUSSION:

Procedures governing the sale of tax-defaulted property by public and sealed bid auctions are governed by Division 1, Part 6, Chapter 7 of the Revenue and Taxation ("R & T") Code, Section 3691 et seq ("Chapter 7"). Those procedures require the Treasurer-Tax Collector to give notice to the Board of Supervisors of her intention to sell tax-defaulted property by auction ("Notice") (R & T Code Section 3698). If your Board approves the sale of the tax-defaulted property identified in the Notice, a resolution of approval must be adopted (R & T Code Section 3699).

In Exhibit 1, the Treasurer-Tax Collector gives your Board notice of her intention to sell the tax-defaulted properties described in the attached Exhibit 5 by sealed bid auction. The properties to be sold by sealed bid all qualify under R & T Code Section 3692, which requires the following criteria to be met: (1) the tax-defaulted property is unusable due to its size, location, or other conditions; or (2) the tax-defaulted property consists of oil, gas or mineral rights. R & T Code Section 3692 limits those eligible to bid on the tax-defaulted properties offered by sealed bid to owners of contiguous parcels or holders of record of either a predominant easement or a right-of-way easement. The minimum bid for each tax-defaulted parcel is stated in Exhibit 5.

In Exhibit 2, the Treasurer-Tax Collector gives your Board notice of her intention to sell tax-defaulted properties by public auction described in the attached Exhibit 6, which includes the minimum bid amount by parcel.

Pursuant to R & T Code Section 3698.5, subdivision (c): "If property or property interests have been offered for sale at least once and the tax collector has received no acceptable bids for that property or those interests at the minimum price determined pursuant to subdivision (a), the tax collector may, in his/her discretion and with the approval of the board of supervisors, offer that same property or those interests at the same or next scheduled sale at a minimum price that the tax collector deems appropriate in light of the most current assessed valuation of that property or those interests, or any unique circumstance with respect to that property or those interests." The properties described in Exhibit 5, with an asterisk next to the item number, have been previously offered for sale and the

Treasurer-Tax Collector may, with your Board's approval, sell those properties at a reduced minimum bid that she deems appropriate, as provided in R & T Code Section 3698.5, subdivision (c).

Upon adoption of the attached Resolutions (Exhibits 3 and 4), the Board of Supervisors acknowledges receipt of the Notices from the Treasurer-Tax Collector (Exhibits 1 and 2) and authorizes the Treasurer-Tax Collector to conduct the tax sales as required by law. The Resolution authorizing the sale by sealed bid auction for the properties described in Exhibit 5 is attached as Exhibit 3. The Resolution authorizing the sale by public auction for the properties described in Exhibit 6 is attached as Exhibit 4.

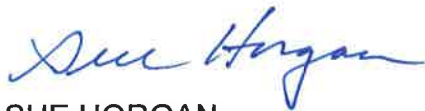
Taxes on all properties set forth in Exhibits 5 and 6 are delinquent as of the filing of this board letter. The public auction properties may be redeemed by 5:00 P.M. (PST) on March 6, 2025, which is the date prior to the scheduled public auction to be held March 7th through March 11th, 2025. The sealed bid auction properties may be redeemed by 5:00 P.M. (PST) on March 6, 2025, which is the date prior to the scheduled sealed bid auction to be held on March 7th through March 11th, 2025. Both auctions will be held online at Bid4Assets.com. A notice of sale for each auction (public and sealed bid) will be published in accordance with law.

Properties remaining unsold at the conclusion of the auction may be reoffered at a reduced minimum bid at the end of the auction or within 90 days and any new parties of interest will be notified (R & T Code Sections 3692, 3698.5, subd. (c), and 3701).

This letter has been reviewed and approved as to form by the County Executive Office, the Auditor-Controller's Office, and County Counsel's Office.

If you have any questions regarding this item, please call me at 654-3771 or Marilou Tan, Assistant Treasurer-Tax Collector, at 654-3729.

Regards,



SUE HORGAN
Treasurer-Tax Collector

- Exhibit 1 – Notice of Intention to Sell Tax-Defaulted Properties by Sealed Bid
- Exhibit 2 – Notice of Intention to Sell Tax-Defaulted Properties by Public Auction
- Exhibit 3 – Resolution to Sell by Sealed Bid
- Exhibit 4 – Resolution to Sell by Public Auction
- Exhibit 5 – Authorization and Report of Sale by Sealed Bid
- Exhibit 6 – Authorization and Report of Sale by Public Auction