

16. Adopt resolution approving the sale of tax defaulted properties at public auction via an online auction and approve the optional re-offer auction for any remaining unsold properties ()



County of Santa Cruz Board of Supervisors

Agenda Item Submittal

From: Auditor-Controller-Treasurer-Tax-Collector

Subject: Adopt Resolution Approving Sale of Tax Defaulted Properties

Meeting Date: February 25, 2025

Formal Title: Adopt resolution approving the sale of tax defaulted properties at public auction via an online auction and approve the optional re-offer auction for any remaining unsold properties

Recommended Action

Adopt a resolution approving the sale of tax defaulted properties at public auction via an online auction and approve the optional re-offer auction for any remaining unsold properties.

Executive Summary

The Tax Collector seeks approval to auction 73 properties in June 2025 that have unpaid taxes that are at least five years delinquent. Of the 73 properties, 12 are improved parcels and 61 are unimproved parcels.

The Tax Collector will also provide the proposed tax-defaulted property sale list to any eligible taxing agency, city, public agency, or nonprofit agency that requests it for review and possible property purchase.

Discussion

The attached June 2025 Proposed Auction List outlines the parcel numbers and minimum bids for the tax-defaulted properties to be sold. Properties that have been assigned street addresses by the Assessor's Office are listed with their corresponding addresses. For parcels without an assigned street address, no address is provided. In compliance with AB 1785 "California Public Records Act", the parcel owner(s) name has been redacted. The list of properties is updated daily as tax payments are received and will not be finalized until the day before the sale.

All property owners may avoid the sale of the tax defaulted properties by paying the full amount due and thereby redeeming the property. The right of redemption will cease at 5:00 pm on the day before the start of the auction and properties not redeemed by that time will be offered for sale (Revenue & Tax Code Section 3707 (b)). The auction will be held online through Bid4Assets.com commencing on June 6, 2025. Potential bidders are required to register with Bid4Assets.com and submit their deposit on or before June 2, 2025.

In the event that any property does not sell via this auction, the Tax-Collector will then have the option to re-offer the unsold property within 90 days of the original sale date pursuant to Revenue & Tax (R&T) Code section 3692(e), with the option to offer the remaining property at a reduced minimum price, pursuant to R&T Code section 3698.5(c).

In compliance with R&T code sections, various notifications are made to inform property owners of delinquent property taxes and the potential auction of the property at tax sale include numerous written notifications to the assessee, publications in the local

newspaper, certified notifications to the assessee and, in accordance with R&T Code Section 3704.7(a), a personal visit is made to the property to speak with the owner/occupant of any property with a legal or known structure on it. If no person is located at the property, the notice is posted at the property and proof of delivery is obtained.

For properties that are ultimately sold at auction, once taxes, fees and costs are deducted, pursuant to R&T Code section 4675, Parties of Interest will have the ability to file a claim for the excess proceeds.

Financial Impact

Expenses associated with the sale of tax defaulted property are recovered from each property sold at or above their original minimum bid amount including the defaulted property tax, penalties and interest due, and all direct sale-related costs. Auction expenses and related revenues have been included in the FY 2024-2025 budget.

Strategic Initiatives

Operational Plan - Operational Excellence

Submitted By:

Edith Driscoll

Recommended By:

Carlos J. Palacios, County Administrative Officer

Artificial Intelligence Acknowledgment:

Artificial Intelligence (AI) did not significantly contribute to the development of this agenda item.



BEFORE THE BOARD OF SUPERVISORS
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

RESOLUTION NO. 31-2025

On the motion of Supervisor De Serpa:
duly seconded by Supervisor Koenig:
the following resolution is adopted

RESOLUTION APPROVING SALE OF
TAX-DEFAULTED PROPERTY

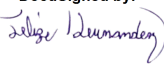
WHEREAS, the County Tax Collector has given notice of intention to sell at public auction, via the internet, the tax defaulted property which is subject to the power of sale and described on the attached "Exhibit A" in accordance with Chapter 7 of Part 6 of Division 1 of the California Revenue and Taxation Code, and has requested approval of said proposed sale pursuant to Revenue and Taxation Code Section 3699;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, pursuant to the notice and request, that approval for said sale is hereby granted, and the Tax Collector is directed to sell the property described on the attached schedule as provided by law pursuant to Chapter 7 of Part 6 of Division 1 of the California Revenue and Taxation Code.

BE IT FURTHER RESOLVED AND ORDERED, pursuant to the notice and request, that approval for a re-offer sale is hereby granted, and the Tax Collector may sell any unsold parcel(s) at the end of the auction pursuant to California Revenue and Tax Code Section 3698.5(c), and for any remaining unsold parcel(s) thereafter to be re-offered at a new sale within 90 days of the original sale date, pursuant to California Revenue and Taxation Code Section 3692(e).

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz, State of California, this 25th day of February, 2025, by the following votes:

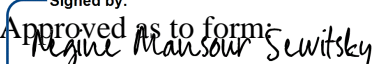
AYES: Supervisors Koenig, De Serpa, Cummings, Martinez and Hernandez
NAYES: None
ABSENT: None
ABSTAIN: None

DocuSigned by:

309EB769DA614E4...
3/4/2025
Felipe Hernandez
Chairperson of the Board

DocuSigned by:

466B074F3141450...
ATTEST: 4/2025

Juliette Rezzato
Clerk of the Board

Signed by:

C1EA3B3FB75D476...
Approved as to form: 1/17/2025
County Counsel

AMS# 25-1108



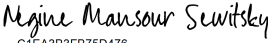
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Subject: Complete with Docusign: Resolution - June 2025 Tax Auction AMS# 25-1108 BOS 02/25/25	
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Document Pages: 1	Signatures: 1
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	Brian Dermer
Time Zone: (UTC-08:00) Pacific Time (US & Canada)	701 Ocean Street
	Santa Cruz, CA 95060
	Brian.Dermer@santacruzcountyca.gov
	IP Address: 63.194.190.100

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Carbon Copy Events	Status	Timestamp
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Envelope Summary Events	Status	Timestamps
Signing Complete	Security Checked	1/17/2025 10:07:59 AM
Completed	Security Checked	1/17/2025 10:08:00 AM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

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Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

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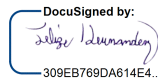
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Felipe Hernandez

Felipe.Hernandez@santacruzcountyca.gov

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Juliette Rezzato

Juliette.Rezzato@santacruzcountyca.gov

Chief Deputy Clerk of the Board of Supervisors
County of Santa Cruz

Security Level: Email, Account Authentication (None)

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CBD eSignature

cbd.esignature@santacruzcountyca.gov

County of Santa Cruz

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Freeform Signing

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Agent Delivery Events

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Intermediary Delivery Events

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Certified Delivery Events	Status	Timestamp
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Payment Events	Status	Timestamps
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SANTA CRUZ COUNTY
JUNE 2025 PROPOSED AUCTION LIST

	APN	SITUS ADDRESS	SITUS CITY	ASSESSED VALUE	MINIMUM BID
1	01016631	116 OCEAN ST	SANTA CRUZ	\$ 601,505.00	\$ 60,600.00
2	02847110			\$ 2,416.00	\$ 3,900.00
3	03614211			\$ 2,954.00	\$ 3,500.00
4	03614227	620 EL SALTO DR	CAPITOLA	\$ 119,841.00	\$ 117,400.00
5	04015305			\$ 4,768.00	\$ 2,200.00
6	04019203			\$ 13,134.00	\$ 3,100.00
7	04107215			\$ 38,507.00	\$ 6,100.00
8	04107217			\$ 110,536.00	\$ 17,000.00
9	05718104			\$ 42,448.00	\$ 7,900.00
10	05721335			\$ 401,587.00	\$ 53,400.00
11	06422522			\$ 2,260.00	\$ 1,600.00
12	06426305	234 SPRING LN	FELTON	\$ 33,250.00	\$ 6,700.00
13	06610120	44 PARK WAY	MT HERMON	\$ 446,234.00	\$ 56,900.00
14	07216415			\$ 3,074.00	\$ 1,700.00
15	07504204			\$ 2,247.00	\$ 1,600.00
16	07504205			\$ 2,247.00	\$ 1,600.00
17	07505202			\$ 2,422.00	\$ 2,300.00
18	07511303			\$ 2,537.00	\$ 2,200.00
19	07512214			\$ 2,314.00	\$ 1,600.00
20	07608303			\$ 2,386.00	\$ 2,900.00
21	07611104	11110 LOVE CREEK RD	BEN LOMOND	\$ 6,154.00	\$ 3,700.00
22	07611308			\$ 1,451.00	\$ 2,200.00
23	07611701			\$ 4,768.00	\$ 2,800.00
24	07820125			\$ 5,024.00	\$ 1,900.00
25	07821207			\$ 3,226.00	\$ 1,700.00
26	07821306			\$ 2,422.00	\$ 1,600.00
27	07822205			\$ 4,768.00	\$ 1,900.00
28	07822207			\$ 2,422.00	\$ 1,600.00
29	07822216			\$ 4,144.00	\$ 1,800.00
30	07822307			\$ 2,422.00	\$ 1,500.00
31	07824112			\$ 3,561.00	\$ 1,700.00
32	07914114			\$ 3,561.00	\$ 2,100.00
33	07928103	11085 RIVERSIDE RD	BROOKDALE	\$ 2,828.00	\$ 7,500.00
34	08015226			\$ 14,358.00	\$ 6,800.00
35	08126101			\$ 2,443.00	\$ 2,400.00
36	08210401			\$ 3,413.00	\$ 2,800.00
37	08215520			\$ 14,217.00	\$ 4,400.00
38	08217114			\$ 2,985.00	\$ 2,500.00
39	08217116			\$ 2,985.00	\$ 2,500.00
40	08217117			\$ 2,985.00	\$ 2,500.00
41	08217203			\$ 2,985.00	\$ 2,500.00
42	08217301			\$ 5,976.00	\$ 2,900.00

SANTA CRUZ COUNTY
JUNE 2025 PROPOSED AUCTION LIST

	APN	SITUS ADDRESS	SITUS CITY	ASSESSED VALUE	MINIMUM BID
43	08217513			\$ 2,357.00	\$ 1,900.00
44	08312119	15330 HWY 9		\$ 401,587.00	\$ 46,000.00
45	08405222	1080 BLUE RIDGE DR		\$ 2,987.00	\$ 4,400.00
46	08405232			\$ 9,721.00	\$ 3,900.00
47	08504109			\$ 5,682.00	\$ 2,900.00
48	08513307			\$ 2,508.00	\$ 2,000.00
49	08709104	18840 HWY 9	BOULDER CREEK	\$ 156,960.00	\$ 43,400.00
50	08724105	19750 KINGS CREEK RD	BOULDER CREEK	\$ 72,650.00	\$ 13,000.00
51	08814158			\$ 21,567.00	\$ 11,200.00
52	08921159	420 ANCIENT OAKS WAY	BOULDER CREEK	\$ 156,714.00	\$ 25,800.00
53	08927235			\$ 10,692.00	\$ 3,900.00
54	09005120			\$ 3,561.00	\$ 2,100.00
55	09017204			\$ 2,260.00	\$ 2,400.00
56	09113119			\$ 15,746.00	\$ 12,800.00
57	09203212			\$ 4,062.00	\$ 2,000.00
58	09209307			\$ 2,260.00	\$ 1,600.00
59	09216406			\$ 5,492.00	\$ 2,200.00
60	09216804			\$ 3,561.00	\$ 1,900.00
61	09217208			\$ 3,699.00	\$ 2,300.00
62	09226607			\$ 2,260.00	\$ 1,600.00
63	09227107			\$ 4,768.00	\$ 2,100.00
64	09314138	3939 GLENWOOD DR	SCOTTS VALLEY	\$ 255,647.00	\$ 34,200.00
65	09349118	26075 PIERCE RD	LOS GATOS	\$ 492,141.00	\$ 63,800.00
66	09523105			\$ 95,147.00	\$ 14,800.00
67	09617124			\$ 5,855.00	\$ 4,000.00
68	10013102	4800 N RODEO GULCH RD	SOQUEL	\$ 129,637.00	\$ 20,600.00
69	10506165			\$ 2,260.00	\$ 1,600.00
70	10601126			\$ 148,352.00	\$ 19,600.00
71	10606101			\$ 15,701.00	\$ 5,400.00
72	10629122			\$ 206,371.00	\$ 26,800.00
73	11022105	112 ROGGE LN	WATSONVILLE	\$ 1,422,287.00	\$ 10,400.00

Note: Situs addresses and Assessor's Parcel Numbers (APN) are provided for all improved properties. Unimproved properties have not yet been assigned a situs address and are therefore listed only by their APN only.