



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 7/5/2022

**= Mandatory, information must be provided*

Click or tap the boxes to enter text. If not applicable, indicate "N/A".

***Title:**

Tax Sale TS-0042 Rivendell Townhouses

***Introduction/Background:**

Resolution for the sale of land conveyed to the State of Arizona under a Treasure's Deed, to Arnold Property Investments, LLC, an Arizona limited liability company.

***Discussion:**

On November 9th, 2021, tax parcels 136-13-0630 through 136-13-0880 (the "Property") was conveyed by Treasurer's Deed to the State of Arizona due to Outstanding delinquent taxes. The Property consists of 26 vacant lots each approximately .0503 acre size located in the Rivendell Townhouses subdivision. The sale of the Property is pursuant to ARS 42-18303, to the highest bidder, which is Arnold Property Investments, LLC, an Arizona limited liability company.

***Conclusion:**

The Pima County Treasurer's office will receive revenue for Property conveyed to the state for delinquent taxes, and the property will be restored to the tax roll.

***Recommendation:**

It is recommended that the Board of Supervisors approve the Resolution authorizing the sale of the Property to Arnold Property Investments, LLC, an Arizona limited liability company

***Fiscal Impact:**

Pima County Treasurer will receive funds for property that has been conveyed to the State for delinquent taxes consisting of a sales price of \$280,000.00.

***Board of Supervisor District:**

☐ 1 ☐ 2 ☐ 3 ☒ 4 ☐ 5 ☐ All

Department: Real Property Services

Telephone: 724-6311

Contact: Aaron Mergenthal

Telephone: 724-6307

Department Director Signature: _____

Date: _____

Deputy County Administrator Signature: _____

Date: _____

County Administrator Signature: _____

Date: _____

RESOLUTION NO. 2022 - _____

**RESOLUTION OF THE PIMA COUNTY BOARD OF SUPERVISORS
AUTHORIZING SALE OF LAND HELD BY STATE
UNDER A TREASURER'S DEED AS PIMA COUNTY TAX SALE NO. TS-0042**

The Board of Supervisors of Pima County, Arizona finds:

1. State Tax Code parcels 136-13-0630 through 136-13-0880 (the "Property"), described on the attached Exhibit A, were conveyed to the State of Arizona by Treasurer's Deed.
2. County Staff advertised and posted the Property for sale and auctioned it in accordance with A.R.S. §§ 42-18302 and 42-18303.
3. Arnold Property Investments, LLC, an Arizona limited liability company, was the highest bidder at the auction.

NOW, THEREFORE, BE IT RESOLVED,

That the Board of Supervisors approves the sale of the Property to Arnold Property Investments, LLC.

That after Arnold Property Investments, LLC, has paid the sum of \$280,000.00 to the Pima County Treasurer, the Property will be conveyed by Quit Claim Deed to Arnold Property Investments, LLC, and the Quit Claim Deed will be recorded; and

That after the Quit Claim Deed is recorded, the Board of Supervisors hereby directs the Pima County Treasurer to strike from the tax rolls all outstanding property taxes now due and owing on the Property.

Passed and adopted, this _____ day of _____, 2022.

Chair, Pima County Board of Supervisors

ATTEST:

Clerk of the Board

APPROVED AS TO FORM



Kathryn Ore, Deputy County Attorney

June 10, 2022

BOS Approval: 07/05/22

S/T/R: 27/14/15

File TS-0042

Agent: AM



COMMITMENT FOR TITLE INSURANCE

Issued by

Pioneer Title Agency, Inc.

Order Number: 504-242971 KM

SCHEDULE A

(Continued)

Order Number: 504-242971 KM

- RM

EXHIBIT A

LEGAL DESCRIPTION

The land referred to herein below is situated in the County of Pima, State of Arizona, and is described as follows:

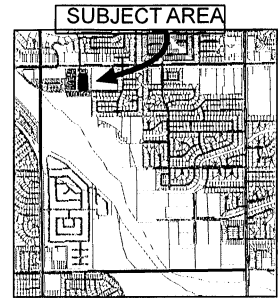
Lots 14 through 39, RIVENDELL TOWNHOUSES SUBDIVISION, a subdivision of Pima County, Arizona, according to the plat of record in the office of the Pima County Recorder in [Book 25 of Maps and Plats at page 21 thereof.](#)

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by FIRST NATIONAL TITLE INSURANCE COMPANY. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

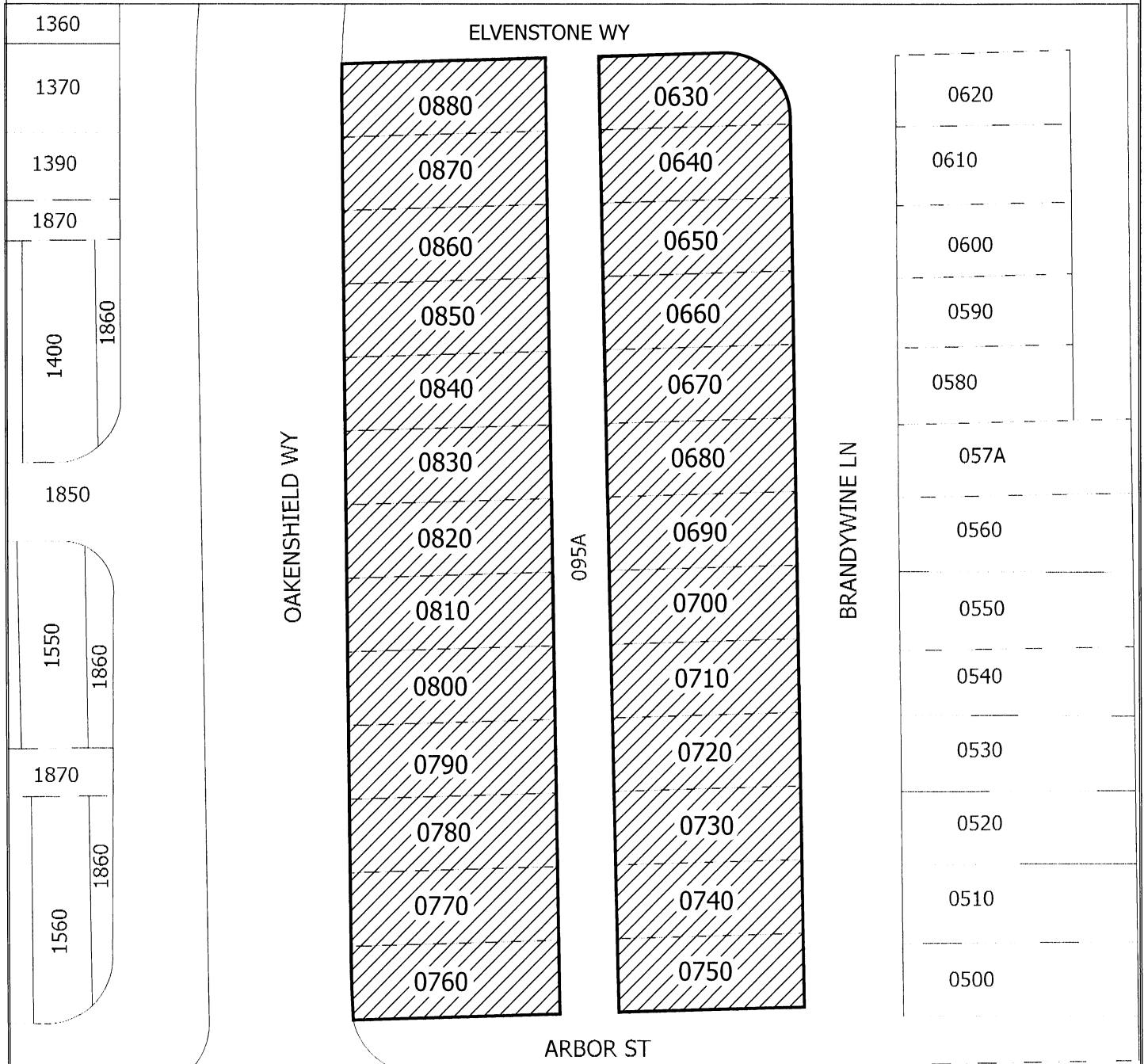


EXHIBIT A-1

SECTION 27
TOWNSHIP 14 SOUTH
RANGE 15 EAST



SECTION 27 G&SRM
PIMA COUNTY, ARIZONA



22041

**PIMA COUNTY DEPARTMENT OF TRANSPORTATION
ENGINEERING INFORMATION MANAGEMENT**

DRAWING NOT TO SCALE

DRAWN BY: A JANSON

DATE: MAY 2022

LEGEND

Subject property