



## BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 3/15/2022

*\*= Mandatory, information must be provided*

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

**\*Title:**

Tax Sale (TS-0059 State of Arizona.) Lot 407 of Diamond Bell Ranch Tucson Unit 11

**\*Introduction/Background:**

Resolution for the sale of land conveyed to the State of Arizona under a Treasure's Deed, to Shannon Stephen Smith and Rita Valencia Ramos, as Joint Tenancy with right of survivorship.

**\*Discussion:**

On December 12, 2019, tax parcel 301-69-4070 (the "Property") was conveyed by Treasurer's Deed to the State of Arizona due to Outstanding delinquent taxes. The Property is an approximately 1.0 acre site of vacant land located in the Diamond Bell Ranch Tucson Unit No. 11 subdivision, with an address of 16378 W. Nucla Ave. The sale of the Property is pursuant to ARS 42-18303, to the highest bidder, which is Shannon Stephen Smith and Rita Valencia Ramos, as Joint Tenancy with right of survivorship.

**\*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 Shannon Stephen Smith and Rita Valencia Ramos, as Joint Tenancy with right of survivorship.

**\*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 \$8,900.00, for a total of \$8,900.00

**\*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: 2/16/2022

Deputy County Administrator Signature: \_\_\_\_\_

Date: 2/24/2022

County Administrator Signature: \_\_\_\_\_

Date: 2/25/2022

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-0059**

**The Board of Supervisors of Pima County, Arizona finds:**

1. State Tax Code parcel 301-69-4070 (the "Property"), described on the attached Exhibit A, was 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. Shannon Stephen Smith and Rita Valencia Ramos, as joint tenants with right of survivorship, were the highest bidder at the auction.

**NOW, THEREFORE, BE IT RESOLVED,**

That the Board of Supervisors approves the sale of the Property to Shannon Stephen Smith and Rita Valencia Ramos, as joint tenants with right of survivorship.

That after Shannon Stephen Smith and Rita Valencia Ramos have paid the sum of \$8,900.00 to the Pima County Treasurer, the Property will be conveyed by Quit Claim Deed to Shannon Stephen Smith and Rita Valencia Ramos, as joint tenants with right of survivorship, and the deed will be recorded; and

That the Pima County Treasurer is hereby directed 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

 February 16, 2022  
Kathryn Ore, Deputy County Attorney

BOS Approval: //	S/T/R: 03/17/10	File TS-0059	Agent: AM
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F. ANN RODRIGUEZ, RECORDER  
Recorded By: AMH  
DEPUTY RECORDER  
5010

PCREA  
PIMA CO REAL PROPERTY SERVICES  
PICKUP



SEQUENCE: 20193500916  
NO. PAGES: 3  
12/16/2019  
16:27:29

ATTN: BOB BEECHER  
201 N. STONE AVE. 6<sup>TH</sup> FLOOR  
TUCSON AZ 85701-1215

**DOCUMENT TITLE: TREASURER'S DEED**

**EXEMPT: A.R.S. 11-1134 (A) (3)**

**EXHIBIT "A"**



# Treasurer's Deed

County of Pima, State of Arizona

**Know All Men By These Presents**, on July 15, 2019 and July 22, 2019, that I, Beth Ford, Treasurer of Pima County, State of Arizona, published notice according to law in The Daily Territorial, a newspaper of general circulation in Pima County, Arizona, that both:

1. The Board of Supervisors of Pima County, acting on behalf of the State of Arizona, applied for a treasurer's deed to the real property described below.
2. Unless, the tax lien was redeemed before October 31, 2019 I would issue a treasurer's deed to the State of Arizona.

The property tax lien was not redeemed from that sale, and therefore, I foreclose the right to redeem and convey to the State of Arizona the following real property located in Pima County, Arizona:

STATE TAX CODE NO. 10 301-69-4070

Pursuant to section 42-18264, The Board of Supervisors of Pima County, acting on behalf of the state of Arizona, has applied for a treasurer's deed to the following described real property owned by Timberline Land and Cattle, Inc., a Nevada corporation, located in Pima County, Arizona:


Parcel 301-69-4070: DIAMOND BELL RANCH TUCSON UNIT 11 Lot 407


Also described as:

Lot 407 of Diamond Bell Ranch, Tucson Unit 11, according to Book 21 of Maps, Page 27, records of Pima County, Arizona;

EXCEPT all coal and other minerals as reserved in the Patent from the United States of America.

Beth Ford  
Beth Ford, Treasurer

 **LOU LEYTEM**  
Notary Public - State of Arizona  
**PIMA COUNTY**  
Commission # 556  
Expires January 27, 2006

  
Notary Public