



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 09/15/2020-Addendum

Title: Tax Sale (TS-0007 Choate, Irma Nell)

Introduction/Background:

Resolution for the sale of land conveyed to the State of Arizona under a Treasurer's Deed, to Tucson Electric Power Company.

Discussion:

On January 23, 2019, tax parcel 216-17-004A (the "Property") was conveyed by Treasurer's Deed to the State of Arizona due to outstanding delinquent taxes. The Property consists of approximately 53.8 acres of improved land located at 10800 N. Casa Grande Highway, northeast of Interstate 10 and Avra Valley Road. Improvements consist of 5 residential dwellings built between 1912 and 1948. The sale of the Property is pursuant to ARS 42-18303, to the highest bidder, which is Tucson Electric Power 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 Tucson Electric Power Company, an Arizona corporation.

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 \$170,000.00, less an administrative fee to Real Property Services of \$1,000.00, and a professional services commission of \$13,600.00, for a total of \$155,400.00.

Board of Supervisor District:

☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ All

Department: Real Property Services Telephone: 724-6311

Contact: Bob Beecher Telephone: 724-6624

Department Director Signature/Date: [Signature] 9/1/2020

Deputy County Administrator Signature/Date: [Signature] 9/2/2020

County Administrator Signature/Date: [Signature] 9/2/2020

RESOLUTION NO. 2020 - _____

**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-0007**

The Board of Supervisors of Pima County, Arizona finds:

1. State Tax Code parcel 216-17-004A (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. Tucson Electric Power 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 Tucson Electric Power Company.

That after Tucson Electric Power Company has paid the sum of \$155,400.00 to the Pima County Treasurer, the Property will be conveyed by Quit Claim Deed to Tucson Electric Power Company, 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 _____, 2020.

Chairman, Pima County Board of Supervisors

ATTEST:

Clerk of the Board

APPROVED AS TO FORM



Kell Olson, Deputy County Attorney

BOS Approval: 09/15/2020	S/T/R: 09/12/12	File TS-0007	Agent: BB
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Parcel 21617004A

Legend

☐ Parcels



Notes:

3/23/2020



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map are subject to Pima County's ITD GIS disclaimer and use restrictions.



1,405.28

0

2,810.6

Feet



Department of Transportation
Survey Section

14 November 2019

EXHIBIT "A"

LEGAL DESCRIPTION

A portion of the West Half of Section 9 and the Northeast One-Quarter of Section 8, Township 12 South, Range 12 East, Gila & Salt River Meridian, Pima County, Arizona, as described in Docket 13603 at Page 3375, recorded in the office of the Pima County Recorder, Arizona, more particularly described as follows:

BEGINNING at the northwest corner of said Section 9, a 2 ½" BCSM stamped "COR S4-S5-S8-S9 LS1144" to which the north one-quarter corner of said Section 9, a 1 ½" ACP stamped "SS ¼ 4/9 RLS7599" bears North 89°21'16" East a distance of 2638.65 feet;

THENCE along the north line of said Section 8, South 89°19'53" West a distance of 81.64 feet to a 2 ½" BCSM stamped "COR 10 LS1144" being the northeast corner of that parcel as described in Docket 239 at Page 323;

THENCE along the east line of said parcel, South 27°12'04" East a distance of 1990.36 feet to a 2 ½" BCSM stamped "COR 12 LS1144";

THENCE continuing along said east line South 13°51'34" East a distance of 275.20 feet;

THENCE continuing along said east line South 23°29'34" East a distance of 950.45 feet;

THENCE continuing along said east line South 14°58'34" East a distance of 61.52 feet;

THENCE continuing along said east line South 41°05'04" East a distance of 84.39 feet to a point on the west line of the east half of the southwest one-quarter of said Section 9;

THENCE along said west line North 00°28'00" West a distance of 415.30 feet to the northwest corner of said east half, a 1 ½" LCP stamped "1/16";

THENCE along said north line of said east half North 89°28'03" East a distance of 1313.53 feet to the center quarter corner of said Section 9, a 1 ½" LCP with illegible stamping;

THENCE along the east line of the northwest one-quarter of said Section 9, North 00°20'13" West a distance of 658.91 feet to the northeast corner of the south half of the southeast one-quarter of the northwest one-quarter of said Section 9, a 1 ½" ACP stamped "RLS 7599";

THENCE along the north line of said south half South 89°25'26" West a distance of 1315.04 feet to the northwest corner of said south half, a ½" rebar tagged "RLS18219";

THENCE along the west line of the north half of said southeast one-quarter of the northwest one-quarter North 00°28'18" West a distance of 658.41 feet to the northwest corner of said north half, a 2 ½" ACP stamped "SETTLEMEYER RLS26932";

THENCE North 27°07'33" West a distance of 1470.73 feet to a point on the north line of said Section 9, a 2 ½" ACP stamped "SETTLEMEYER RLS26932";

THENCE along said north line South 89°21'16" West a distance of 659.66 feet to the northwest corner of said Section 9 and the **POINT OF BEGINNING**.

EXCEPTING therefrom all that portion of the south half of the northwest one-quarter of said Section 9 as described in Docket 8269 at Page 112 recorded in the office of the Pima County Recorder, Arizona, described as follows:

COMMENCING at the center quarter corner of said Section 9, a 1 ½" LCP with illegible stamping,

THENCE along the east line of the south half of said southeast one-quarter of the northwest one-quarter North 00°28'18" West a distance of 508.46 feet to the beginning of a non-tangent curve concave to the south having a radius of 1325.00 feet and a central angle of 75°45'41" and to which a radial line bears North 26°56'32" East, said point being the **POINT OF BEGINNING** of said exception;

THENCE along the arc of said curve to the left a distance of 1752.03 feet to a point on the west line of the above described parcel;

THENCE along said west line North 23°29'34" West a distance of 164.10 feet to the beginning of a non-tangent curve concave to the southeast having a radius of 1475.00 feet and a central angle of 19°29'58" and to which a radial line bears North 46°05'29" West;

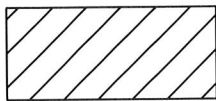
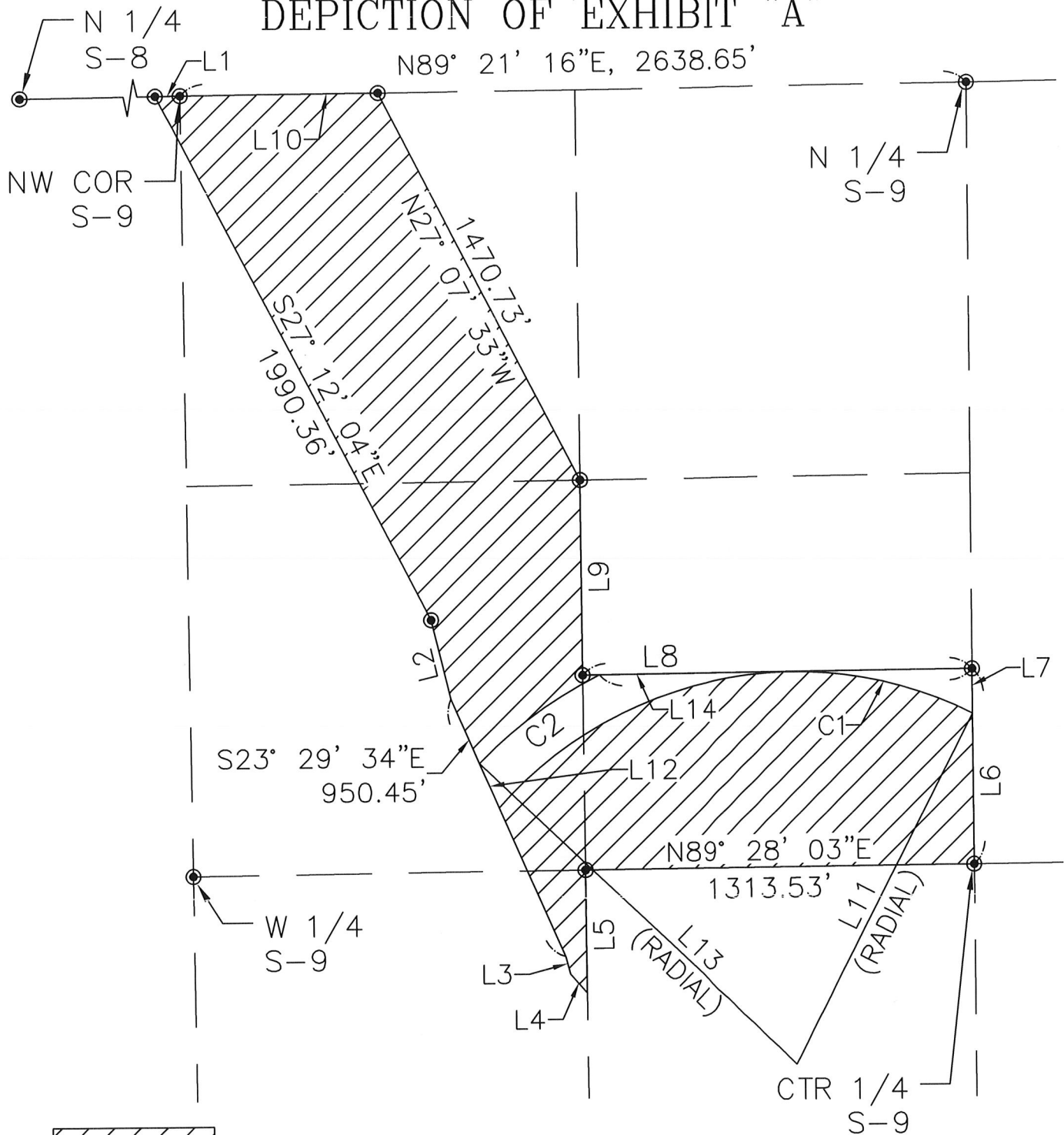
THENCE along the arc of said curve to the right of distance of 501.99 feet to a point on the north line of the south half of the southeast one-quarter of the northwest one-quarter of Section 9;

THENCE along said north line North $89^{\circ}25'26''$ East a distance of 1259.78 feet to the northeast corner of said south half, a 1 ½" ACP stamped "RLS 7599";

THENCE along the east line of said south half South $00^{\circ}20'13''$ East a distance of 150.45 feet to the **POINT OF BEGINNING** of said exception.



DEPICTION OF EXHIBIT "A"



PARCEL AREA = 53.922 ACRES +/-



PIMA COUNTY SURVEY

A PORTION OF A PARCEL PER DOCKET 13603 PAGE 3375
 LOCATED IN SECTIONS 8 AND 9,
 TOWNSHIP 12 SOUTH, RANGE 12 EAST,
 GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

Scale: 1" = 500'

Date: 14 November 2019

Drawn By: AJI

Sheet 4 of 5

DEPICTION OF EXHIBIT "A"

Parcel Line Table		
Line #	Length	Direction
L1	81.64'	S89° 19' 53"W
L2	275.20'	S13° 51' 34"E
L3	61.52'	S14° 58' 34"E
L4	84.39'	S41° 05' 04"E
L5	415.30'	N0° 28' 00"W
L6	658.91'	N0° 20' 13"W
L7	150.45'	S0° 20' 13"E
L8	1315.04'	S89° 25' 26"W
L9	658.41'	N0° 28' 18"W
L10	659.66'	S89° 21' 16"W
L11	1325.00'	N26° 56' 32"E
L12	164.10'	N23° 29' 34"W
L13	1475.00'	N46° 05' 29"W
L14	1259.78'	N89° 25' 26"E

Curve Table			
Curve #	Length	Radius	Delta
C1	1752.03	1325.00	75°45'41"
C2	501.99	1475.00	19°29'58"



PIMA COUNTY SURVEY

A PORTION OF A PARCEL PER DOCKET 13603 PAGE 3375
 LOCATED IN SECTIONS 8 AND 9,
 TOWNSHIP 12 SOUTH, RANGE 12 EAST,
 GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

Scale: 1" = N/A

Date: 14 November 2019

Drawn By: AJL

Sheet 5 of 5