



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: September 17, 2025

SUBJECT: Authorize the sale of real property known as Map and Tax Lot 141316DD00406 to Lee Lazzara

RECOMMENDED MOTION:

Move approval of Board signature of Order No. 2025-039 authorizing the sale of a 0.51-acre property known as Map and Tax Lot 141316DD00406 and located adjacent to 8050 17th Street, Terrebonne, to Lee Lazzara, and further authorize the Deschutes County Property Manager to execute the documents associated with the sale.

BACKGROUND AND POLICY IMPLICATIONS:

In 2010, Deschutes County acquired a 0.51-acre unimproved property by Tax Deed. It is known as Map and Tax Lot 141316DD00406 and is located west of SW Smith Rock Way and east of 17th Street, and is adjacent to 8050 17th Street, Terrebonne. According to records of the Deschutes County Assessor's Office, the property has a Real Market Value of \$117,000.

Though not definitive, it is likely that the landlocked parcel acquired by the County by Tax Deed was in essence "forgotten" during prior sales and during a 2004 quiet title process, which subsequently led to the tax foreclosure.

Lee Lazzara is the current owner of Tax Lots 141316DD00407, 141316DD00408 and 141316DD00409, which are adjacent to Tax Lot 406. Mr. Lazzara submitted an offer to purchase Tax Lot 406 for \$3,000, which is equal to a July 2024 appraised value provided by a third-party appraiser. In addition to the purchase price, Mr. Lazzara will also pay costs associated with advertising, recording and other fees, for an estimated overall total of \$4,000.

Oregon Revised Statute (ORS) 275.225 authorizes the sale of property which is valued at less than \$15,000 and deemed unbuildable, to be sold at private sale. This sale has been advertised in a newspaper of general circulation as required.

BUDGET IMPACTS:

\$3,000 is sales proceeds plus reimbursement for advertising, recording and other fees for an estimated overall total of \$4,000.

ATTENDANCE: Kristie Bollinger – Deschutes County Property Management