




675 Wildwood Avenue
Rio Dell, CA 95562
(707) 764-3532

For Meeting of March 17, 2026

Consent Item; Public Hearing Item

To: City Council
From: Kevin Caldwell, Community Development Director
Through: Kyle Knopp, City Manager 
Date: March 11, 2026
Subject: Tax Defaulted property at 175 Wildwood Avenue identified as APN 053-141-025.

Recommendation:

That the City Council:

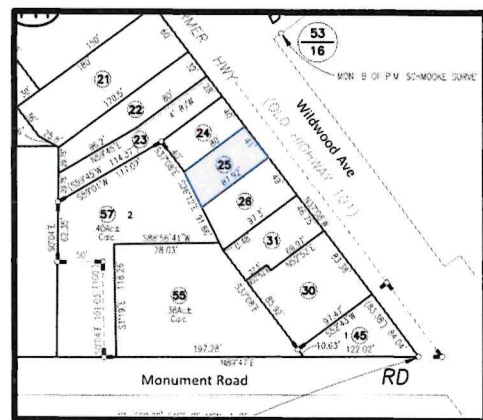
1. Provide direction on the possible acquisition of 175 Wildwood Avenue.

Discussion:

Pursuant to State Revenue and Taxation Code, properties that are determined to be in default for unpaid property taxes for five years or more are periodically put up for public auction by the County for a minimum bid amount equivalent to the delinquent taxes, plus application fees incurred by the County. The City recently received the "Notice to Taxing Agencies & Revenue Districts Public Auction of Tax Defaulted Properties", from

the County Tax Collector. The properties are scheduled for sale on May 29, 2026. There are five (5) properties listed that are within the City. One of the properties, 175 Wildwood Avenue has actually been identified as potential site for a Pocket Park. Below is excerpt from the Parks Master Plan Staff Report that was presented to the Council in April of 2024.

A possible Pocket Park is the vacant parcel between the former Pizza Factory parcel and E&J Liquors. This parcel is owned by the estate of Mona Konicke. The parcel is currently considered in tax default and if the back taxes are not paid by July 1, 2025, a lien for the past due taxes will be placed on the parcel and the potential tax sale will take place after that.



Konicke Parcel – Wildwood Avenue

Pursuant to Revenue and Taxation Code Section 3695.4, and in connection with the application, the City may object to the sale of a tax-defaulted parcel **that may be needed for public use**. Pursuant to Sections 3702 and 3703, an objection letter, application, and copy of resolution establishing authority to purchase property must be filed with the Tax Collector before the date of the first publication of the notice of intent to sale. If the City files an objection and application in compliance with these sections, the Tax Collector may not proceed with the sale of the subject property.

Submitting an Application to Purchase Tax-Defaulted Property from the County does not commit the City to purchase the property, nor does it guarantee purchase approval. By objecting to the sale, the property is withheld from the public auction while a purchase price is determined and allows for further property investigation. The current past dues taxes are about \$7,500. The City would also be required to pay the cost of the public notice publication in the North Coast Journal. The City may submit a letter to the Tax Collector requesting to withdraw their Application to Purchase at any time during the process. The City would be required to reimburse the Tax Collector for the costs incurred for preparing the sale to the City.

Tax Details

To pay an item, add it to the cart. Multiple cart items can be paid at once to avoid multiple debit card fees during checkout.

ASMT	PARCEL	YEAR	VIEW CURRENT TAX BILL
053-141-025-000	053-141-025-000	2025	
<i>Defaulted Tax Balance Through End of Month</i>			
Default Number DEF200000313	Pay Plan in Effect NO	Annual Payment N/A	Balance \$7,180.33
Deeded. Can't open pay plan. PAYMENT HOLD			

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053-141-025-000
175 WILDWOOD AVE

Service Fees

All payments processed on-line will be assessed a service fee. The Treasurer-Tax Collector's office does not charge a fee to process payments on-line, however, the vendor processing your payments assesses the service fees. All service fees are assessed by our credit card vendor, not the County.