



AGENDA COVER MEMORANDUM

AGENDA DATE: April 28, 2026

PRESENTED TO: Board of County Commissioners

DEPARTMENT: County Administration

PRESENTED BY: Kellie Hancock, Property Management Officer

AGENDA TITLE: ORDER 26-04-28-02/ In the Matter of Authorizing a Sale of County Owned Tax Foreclosed Real Property at 336 Carolyn Drive, Eugene, Oregon, for \$10,547 to the Former Owner of Record, Scott Wolfinger

I. MOTION

Move to authorize the sale of County owned tax foreclosed real property at 336 Carolyn Drive, Eugene, Oregon, for \$10,547 to the former owner of record, Scott Wolfinger.

II. AGENDA ITEM SUMMARY

Pursuant to ORS 275.180(1), Scott Wolfinger is requesting that real property, which was foreclosed upon for non-payment of property taxes, be sold back to them for the taxes, fees, interest, and penalties owing. They attest that they are the former owner of record, and the property was their primary residence at the time of foreclosure, pursuant to the requirements of Lane Manual 21.010.020.

III. BACKGROUND/IMPLICATIONS OF ACTION

A. Board Action and Other History

The parcel is approximately 0.17 acres. The land is zoned R1 (Residential) and is located within the Urban Growth Boundary of Eugene. The manufactured structure located on the property is a 1963 Vagabond at about 505sf. The total real market value of this property is \$150,841 per the Lane County Assessor's 2025 tax roll.

The \$10,547 sale price represents back taxes, interest, penalties, and administrative fees. There are no excess funds from this sale back to the former owner.

B. Policy Issues

Pursuant to ORS 275.180(1), the governing body of a county may at any time, without the publication of any notice, sell and convey by deed to the record owner or the contract purchaser of record, any property acquired by the county for delinquent taxes for not less than the amount of taxes and interest accrued and charged against such property at the time of purchase by the county with interest thereon at the rate of six percent per annum from the date of such purchase. Lane Manual 21.010.020(D) further qualifies that real property acquired by tax foreclosure may be sold to the record owner or a contact purchaser of record as provided in ORS 275.180 when the following condition exists: the property was the residence of the record owner or contract purchaser of record at the time of the foreclosure. This property meets all criteria for an owner buy-back.

C. Board Goals

By selling this parcel back to the former owner of record, Lane County is returning the property to the tax roll and keeping a resident in their home. This transaction also supports the Board Goal of contributing to an engaged and healthy community.

D. Financial and/or Resource Considerations

The Tax Foreclosure Program is self-funded from the sale of foreclosed properties. After allowed expenses, if there are surplus funds to be accounted for, they are sent to the State Treasury for possible claims from former owners. There are no surplus funds from this sale to the former owner.

E. Health Implications

None.

F. Analysis

The former owner has paid the purchase amount in full. The Board is not obligated to sell back to the former owner. Historically, the Board has approved property to be sold to the former owner when the requirements of the Lane Manual have been met.

G. Alternatives/Options

The following options are available to the Board:

1. Sell the property to the former owner for \$10,547.
2. Advise staff to negotiate the sale price to a different amount.
3. Reject the request to sell to the former owner and instead retain ownership of the property.

IV. RECOMMENDATION

Staff recommends Option 1 above.

V. TIMING/IMPLEMENTATION

Immediate.

VI. FOLLOW-UP

If a sale to the former owner is authorized, staff will follow-up to finalize the transaction.

VII. ATTACHMENTS

Quitclaim Deed
Tax Map Aerial

BEFORE THE BOARD OF COMMISSIONERS OF LANE COUNTY, OREGON

ORDER NO: 26-04-28-02

In the Matter of Authorizing a Sale of County Owned Tax Foreclosed Real Property at 336 Carolyn Drive, Eugene, Oregon, for \$10,547 to the Former Owner of Record, Scott Wolfinger

WHEREAS, Lane County foreclosed upon and entered a judgement against the real property located at 336 Carolyn Drive, Eugene, Oregon, due to non-payment of property taxes on October 5, 2023: and

WHEREAS, the property was deeded to Lane County on January 5, 2026, when it was not redeemed by the former owner; and

WHEREAS, the former owner of record now requests that said property be sold back to them for the amount of back taxes, interest, fees, and penalties; and

WHEREAS, ORS 275.180 allows the governing body of a county to sell and convey property acquired by tax foreclosure back to the owner of record at any time, without the publication of any notice; and

WHEREAS, in compliance with Lane Manual 21.010.020(D), the property was the former owner's primary residence at the time of foreclosure; and

WHEREAS, County Staff has prepared a Quitclaim Deed to convey the above referenced property to the former owner.

NOW, THEREFORE, the Board of County Commissioners of Lane County **ORDERS** as follows:

The County Administrator is authorized to sign all conveyance documents necessary to transfer ownership of the above-listed property.

ADOPTED this 28th day of April, 2026.

Ryan Ceniga, Chair
Lane County Board of Commissioners