



**CITY OF PORTLAND**  
OFFICE OF MANAGEMENT AND FINANCE  
BUREAU OF REVENUE AND FINANCIAL SERVICES  
**Ted Wheeler, Mayor**  
**Thomas W. Lannom, Interim Chief Financial Officer**  
**Tyler Wallace, Interim Revenue Division Director**

**Celita Holt, Interim Manager**  
**Tax Division**  
**Revenue Division**  
111 SW Columbia Street, Suite 600  
Portland, Oregon 97201-5840  
(503) 823-5157  
FAX (503) 823-5192  
TTY (503) 823-6868

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## Foreclosure Recommendation Report

The Revenue Division recommends foreclosure on **3316 SE 131<sup>st</sup> Ave** for a delinquent City lien. The lien account meet delinquency requirements for foreclosure and no mitigating factors were discovered that would prevent foreclosure or indicate that an adjustment of the lien amount is in order.

### *Summary Information*

**Site Address:** 3316 SE 131<sup>st</sup> Ave  
**Recorded Property Owner:** Secretary of Veterans Affairs  
**Property ID:** R666193  
**Lien Account Numbers:** 174513  
**Type of Liens:** Code Enforcement  
**Use of Property:** Vacant, Single-Family Residence  
**Amount of Delinquent Liens:** \$3,021.24  
**Payoff Amount Recommended:** \$3,021.24

### *General Information*

This property is included on the list of “Distressed Vacant Properties” provided by the Bureau of Development Services and identified as priority for foreclosure. Development Services and the Portland Police Bureau have expressed concerns that these properties are nuisances to the neighborhoods where they are located. In many instances, the Police Bureau is called to disturbances at these properties frequently. Neighbors complain that many of these properties are inhabited by unlawful occupants and there are commonly drug activities taking place, which jeopardizes the public health, safety, and welfare of the neighborhood.

The majority of these properties are investment properties owned by financial institutions or absent owners who have no vested interest in the neighborhood effects such distressed properties have on the community. They are demonstrated hazards and magnets for crime. For these reasons, the Revenue Division’s recommendations for these distressed and egregious properties are concise and generally maintain the amount owed as is with no recommended reduction in lien amount, except in cases where mitigating circumstances point toward improved property owner compliance with a reduced lien amount.

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***Lien Details***

Lien No.	Assessment Date	Lien Type	Balance
174513	10/18/2022	Code Enforcement	\$3,021.24
Total amount owed as of January 19, 2024			\$3,021.24

Please note the balance will be recalculated on the sale date.

***Property Summary***

The previous owner was moved out of the house; the house is now in possession of the Secretary of Veterans Affairs. This house has been subject to numerous complaints for squatter activity, excessive trash, and debris all over the property. There are numerous safety and sanitation violations, both on the interior and exterior of the property. This property is a EDPEP candidate for Code Hearing due to the severity of the violations.

***Police Involvement***

Between October 18, 2022, and January 8, 2024, there were 17 calls for service at this address. The majority of the calls were for disorder and crime. Outside of the listed address there were 18 calls made within 200 feet of this property.



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***Evaluation Criteria***

City Code 5.3.060 states that “the Revenue Division may evaluate individual delinquent open liens to develop recommendations on revising the payment amount of the lien and the payment terms.

Criteria (City Code 5.30.060)	Yes	No	Unknown
Property owner has committed prior City Code violations or has a delinquent account	✓		
Property owner has taken steps to correct violation or resolve any delinquency		✓	
Property owner’s financial condition allows to resolve the problem			✓
Violation of high gravity and magnitude	✓		
Violation was intentional or negligent caused by the property owner	✓		
Violation was repeated or continuous	✓		
High degree of difficulty to correct the violation or delinquency	✓		
Economic or financial benefit accrued to property owner as a result of the violation		✓	
Property owner is cooperative and making an effort to correct the violation		✓	
Cost to the City to investigate and correct the violation	✓		
Any other relevant factor	✓		

The Revenue Division has reviewed the information related to this property and its history of violations using the criteria listed above. The office found no mitigating factors that would suggest that a reduced lien amount would encourage improved compliance, property improvement, or elimination of hazards.

***Communication with Owner***

The Liens Team has mailed out 4 letters to the owner from October 20, 2022, to January 23, 2024. I have been unable to reach the owner by phone.

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