



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

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111 SW Columbia Street, Suite 600
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Foreclosure Recommendation Report

The Revenue Division recommends foreclosure on **1300 N River St** for delinquent City liens. The lien accounts 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: 1300 N River St
Recorded Property Owner: Stan Herman
Property ID: R102746
Lien Account Numbers: 145287, 158958 and 160128
Type of Liens: Code Enforcement
Use of Property: Vacant, Warehouse Distribution
Amount of Delinquent Liens: **\$560,681.65**
Payoff Amount Recommended: **\$560,681.65**

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
145287	7/18/2008	Code Enforcement	\$519,897.08
158958	5/18/2016	Code Enforcement	\$ 15,189.58
160128	1/1/2017	Code Enforcement	\$ 25,594.99
Total amount owed as of January 19, 2024			\$560,681.65

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

Property Summary

This property had a large fire destroying most of the structure. Piers and supports remain at the riverbank and over the water. A small RV camp has been established at the site. The inspector observed at least one waste disposal line from an RV running in direction of the river. The inspector was unable to see end of line. There was unpermitted structural remodel of the building in the back being conducted at site.

Police Involvement

Between February 24, 2012 and January 8, 2024, there were 30 calls for service at this address. The majority of the calls were for disorder and crime. Outside of the listed address there were 157 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	✓		

Communication with Owner

The Liens Team has mailed out 10 letters to the owner from September 30, 2008, to January 23, 2024. I have spoken with owner a few times and he has not followed through with correcting the violations at the property.

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