



CITY OF PORTLAND

BUDGET & FINANCE

Michael Jordan, City Administrator (CA)
Jonas Biery, Deputy CA Budget & Finance
Thomas W. Lannom, Revenue Division Director

Liens Section - Revenue Division
Walk in: 111 SW Columbia Street, Suite 600
Portland, Oregon 97201-5840

Email: Liens@PortlandOregon.gov
(503) 823-4090

Mail: PO Box 8834
Portland OR 97207-8834

Foreclosure Recommendation Report

The Office of Budget & Finance recommends foreclosure on **3623 S Corbett Ave** 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: 3623 S Corbett Ave

Recorded Property Owner: Judy Anderson

Property ID: R129214

Lien Account Numbers: 121432, 143797, 158403, 159242, 170406, 173554 and 175170

Type of Liens: Code Enforcement and Nuisance

Use of Property: Residential Improved

Amount of Delinquent Liens: **\$190,859.05**

Payoff Amount Recommended: **\$190,859.05**

General Information

This property is included on the list of “Distressed Vacant Properties” provided by Portland Permitting & Development and identified as priority for foreclosure. Portland Permitting & Development and in some instances 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.

Many 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 Office of Budget & Finance recommendation is 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.

Lien Details

Liens No.	Assessment Date	Lien Type	Balance
121432	1/18/1999	Code Enforcement	\$70,281.92
143797	7/28/2007	Code Violation	\$6,210.35
158403	2/18/2016	Code Enforcement	\$101,488.36
159242	7/10/2016	Nuisance	\$4,720.09
170406	10/10/2019	Nuisance	\$3,473.14
173554	11/10/2021	Nuisance	\$1,450.94
175170	5/10/2023	Nuisance	\$3,234.25
Total amount due as of September 25, 2024			\$190,859.05

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

Property Summary

This property has been vacant for several years. The property has roof and chimney damage, potentially exposing it to the outside elements. Grass and vegetation are overgrown, neighbors are concerned because they're worried this property could become attractive to potential squatters. With the excessive grass there is a risk of a potential fire hazard. The grass is overgrown so high that it is blocking the entrance to the front door.

Police Involvement

Between March 20, 2012, and September 9, 2024, there was 1 call for service at this address. The call was for disorder. Outside of the listed address there were 162 calls made within 200 feet of this property.

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 between the Owner and the Liens Team

The property owner has a medical condition and has not been able to deal with the house. Family members are handling this on the owner's behalf. I spoke with the owner's family member for the first time late last year. At that time, they were planning to sell the property. They have not moved forward. There are two required Notice of Foreclosure letters that have to be mailed to the property owner and parties with interest in the property. These letters were sent between 8/26/2024 - 9/30/2024.