



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 Revenue Division recommends foreclosure on **1541 SW Market 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: 1541 SW Market St
Recorded Property Owner: Market Street Holdings LLC
Property ID: R246930
Lien Account Numbers: 176095 and 176884
Type of Liens: Nuisance
Use of Property: Office low rise
Amount of Delinquent Liens: \$7,755.82
Payoff Amount Recommended: \$7,755.82

General Information

This property is included on the list of “Distressed Vacant Properties” provided by Permitting and Development and this property has been identified as priority for foreclosure. Permitting and 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 and 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

Lien No.	Assessment Date	Lien Type	Balance
176095	12/10/2023	Nuisance	\$4,485.17
176884	6/10/2024	Nuisance	\$3,049.67
Total amount owed as of September 25, 2024			\$7,755.82

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

Property Summary

This property is a commercial building formerly used for medical and dental offices. The property has been vacant for over five years, has complaints of illegal dumping, excessive trash and debris and several complaints for squatter activity. This property is open to entry in the rear of the building, which is how the squatters are getting in. The squatters have threatened people with bodily harm to others, the neighbors of the property have complained about suspected drug use going on at the property and there has been six fires caused by squatters at the property.

Police Involvement

Between January 4, 2024, and September 9, 2024, there were 4 call for service at this address. Outside of the listed address there were 28 calls made within 200 feet of this property. The majority of these calls were for disorder.

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 between the Owner and the Liens Team

I have spoken to the owner one time; the owner did not make arrangements to address the problems at the property. The owner did not provide future intentions with the property; he just wanted to know where the property stood in regard to the pending foreclosure action. 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.