



CITY OF PORTLAND

Office of Budget and Finance

Mike Jordan, City Administrator
Jonas Biery, Chief Financial Officer
Thomas 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 **111 NE Killingsworth 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: 111 NE Killingsworth St
Recorded Property Owner: Grant Construction Co Inc 401K Plan
Property ID: R243146
Lien Account Numbers: 176925 and 177566
Type of Liens: Code Enforcement and Code Violation
Use of Property: Residential Improved
Amount of Delinquent Liens: **\$7,629.72**
Payoff Amount Recommended: **\$7,629.72**

General Information

This property is included on the list of “Distressed Vacant Properties” provided by Permitting & Development and the property has been identified as priority for foreclosure. 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 illegal 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
176925	6/18/2024	Code Enforcement	\$6,518.47
177566	11/28/2024	Code Violation	\$1,111.25
Total amount due as of February 20, 2025			\$7,629.72

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

Property Summary

This property suffered severe fire damage in 2022. The fire was caused by arson. The fire caused damaged to the house and structure. This property has received several complaints for squatter activity observed at the property, trash and debris accumulating at the property and suspected criminal activity happening at the property. This property changed ownership in February 2024. The owner has not corrected the violations.

Police Involvement

Between July 3, 2024, and February 18, 2025, there have been 3 police calls to the property address. There have also been 2 police calls within 200 feet of the property. The calls were for disorder and crime.

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

I have spoken with contact for the property owner and encouraged him to reach out to Permitting & Development to start the process of correcting the violations at the property. The contact did

say they were working with Habitat for Humanity for them to purchase the property, but no official plan is in place. There are two required Notice of Foreclosure letters that must be mailed to the property owner and parties with interest in the property. These letters were sent between 1/8/2025 – 2/25/2025.