



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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(503) 823-5157
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Foreclosure Recommendation Report

The Revenue Division recommends foreclosure on **12914 NE Halsey 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: 12914 NE Halsey St
Recorded Property Owner: Dan J. Hankins
Property ID: R309902
Lien Account Numbers: 160964 and 171732
Type of Liens: Code Enforcement
Use of Property: Vacant, Single-Family Residence
Amount of Delinquent Liens: \$72,828.68
Payoff Amount Recommended: \$72,828.68

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
160964	6/1/2017	Code Enforcement	\$72,160.06
171732	12/18/2019	Code Enforcement	\$ 668.52
Total amount owed as of January 19, 2024			\$72,828.68

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

Property Summary

This property has an accumulation of trash and yard debris stored in the outdoor areas of the property (porch/patio), there are also bags of garbage, scrap wood, paper, cardboard, and metal debris on the outside of the property. There are also non-trash items stored in the yard at the property. These include furniture, appliances, tires, construction materials, car parts, car batteries, recyclables, and tools.

The yard is overgrown with tall grass and weeds that are more than 10 inches. There is an overgrowth of vegetation, the brush and vines overgrowth conceal trash and impede emergency access within five feet of the building.

Police Involvement

Between June 1, 2017, and January 8, 2024, there were 4 calls for service at this address. The calls were for disorder and crime. Outside of the listed address there were 89 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 7 letters to the owner from August 11,2017 to January 23, 2024. I have been unable to reach the owner by phone.