



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

Celita Holt, Interim Manager
Tax Division
Revenue Division
111 SW Columbia Street, Suite 600
Portland, Oregon 97201-5840
(503) 823-5157
FAX (503) 823-5192
TTY (503) 823-6868

Foreclosure Recommendation Report

The Revenue Division recommends foreclosure on **5923 N Detroit 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: 5923 N Detroit Ave
Recorded Property Owner: Rena G Long Trust
Property ID: R233710
Lien Account Numbers: 174528 and 175122
Type of Liens: Code Enforcement and Nuisance
Use of Property: Vacant, Single-Family Residence
Amount of Delinquent Liens: **\$15,810.45**
Payoff Amount Recommended: **\$15,810.45**

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 |
|--|-----------------|------------------|-------------|
| 174528 | 10/18/2022 | Code Enforcement | \$10,688.33 |
| 175122 | 4/10/2023 | Nuisance | \$ 5,122.12 |
| 176284 | 1/10/2024 | Nuisance | \$ 3,681.41 |
| Total amount owed as of January 16, 2024 | | | \$19,491.86 |

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

Property Summary

The original property owner is deceased. The former owner's son was living in the property but was ordered to vacate the property by Court Order, in May of 2022. The order states the son is not allowed to come back to the property for three years. The house and the garage are mostly boarded up, but the front door is open to entry. The neighbors report there is squatter activity at the property. The electrical connection between the house and detached garage is not protected from elements and is subject to mechanical damage and potential shock.

Police Involvement

Between October 22, 2022, and January 8, 2024, there were 2 calls for service at this address. The calls were for disorder and crime. Outside of the listed address there were 9 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 6 letters to the owner from October 25, 2022, to January 23, 2024. No contact has been made by phone to their heirs of the owner.