



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 **6214 N Kerby 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: 6214 N Kerby Ave
Recorded Property Owner: Matthew Mc Crann
Property ID: R208479
Lien Account Numbers: 164428, 165386, 165856, 167609 and 175629
Type of Liens: Code Enforcement and Nuisance
Use of Property: Residential Improved
Amount of Delinquent Liens: **\$60,724.50**
Payoff Amount Recommended: **\$60,724.50**

General Information

This property is being referred to foreclosure by the Foreclosure Prevention Manager. This property is vacant and distressed and has been identified as a priority for foreclosure. Vacant and distressed 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
164428	2/18/2018	Code Enforcement	\$ 5,441.76
165386	8/10/2018	Nuisance	\$ 1,145.12
165856	11/18/2018	Code Enforcement	\$ 1,178.34
167609	4/18/2019	Code Enforcement	\$48,934.61
175629	9/10/2023	Nuisance	\$ 4,024.67
Total amount owed as of January 19, 2024			\$60,724.50

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

Property Summary

In July of 2017 there was hash oil explosion at the property. The explosion demolished the property and subsequently killed the homeowner. On the lot remaining is a foundation that is collapsing. On the north side of the property there are squatters living in a tent. The tent is placed adjacent to the collapsing foundation.

Police Involvement

Between February 18,2018 and January 8, 2024, there were 2 calls for service at this address. Both calls were for disorder. Outside of the listed address there were 30 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 March 13, 2018 to January 23, 2024. The owner is deceased, no contact has been made by phone with the owner's heirs.