



CITY OF PORTLAND
OFFICE OF MANAGEMENT AND FINANCE
BUREAU OF REVENUE AND FINANCIAL SERVICES
Ted Wheeler, Mayor
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111 SW Columbia Street, Suite 600
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Foreclosure Recommendation Report

The Revenue Division recommends foreclosure on **3735 SE Martins St** for delinquent City liens. This property has two tax lots. 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: 3735 SE Martins St
Recorded Property Owner: Orvalee Ann Farris Revocable Living Trust
Property ID: R258077 / R258078
Lien Account Numbers: 173134, 173345 and 173904
Type of Liens: Code Enforcement and Nuisance
Use of Property: Vacant, Adult Foster Care
Amount of Delinquent Liens: **\$33,566.14**
Payoff Amount Recommended: **\$33,566.14**

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
173134	5/18/2021	Code Enforcement	\$25,415.85
173345	8/10/2021	Nuisance	\$ 3,425.35
173904	2/10/2022	Nuisance	\$ 4,724.94
Total amount owed as of January 19, 2024			\$33,566.14

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

Property Summary

There are yard debris, household furniture, plastic discards, recyclables, and litter all over the exterior of the property. The property is open to entry in the rear of the dwelling. The sliding glass door was found open, and the garage door partially opened and no longer secure. Also open were windows at the front of the dwelling. There has been reports of squatter activity at the property. Stagnant water has accumulated inside the house creating unsanitary conditions. Also, inside the property there is a high level of mold/mildew present on the ceilings and walls throughout the house.

Police Involvement

Between May 18,2021 and January 8, 2024, there were 32 calls for service at this address. Majority of the calls were for disorder. Outside of the listed address there were 8 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 June 15, 2021, to January 23, 2024. We've been unable to make contact by phone.