



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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Tax Division
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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 **3312 NE Broadway** 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: 3312 NE Broadway
Recorded Property Owner: 3300 NE Broadway LLC & Grant Park Parking LLC
Property ID: R263172
Lien Account Numbers: 175296
Type of Liens: Code Enforcement
Use of Property: Store Retail, Large
Amount of Delinquent Liens: **\$20,021.97**
Payoff Amount Recommended: **\$20,021.97**

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.

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 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

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lien amount.

Lien Details

| Lien No. | Assessment Date | Lien Type | Balance |
|--------------------------------------|-----------------|------------------|-------------|
| 175296 | 6/18/2023 | Code Enforcement | \$20,021.97 |
| Total amount owed as of May 17, 2024 | | | \$20,021.97 |

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

Property Summary

This property was formerly home to Gordon's Fireplace Shop, this was once a thriving business location. The property is in a high traffic area with surrounding businesses. The property is covered in graffiti, it is open to entry and has excessive trash and debris on site due to unlawful occupants who are camping at the site.

The Bureau of Development Services was working with the owner to redevelop the property. In 2021 the owner wanted to turn this large lot into an apartment complex with businesses including childcare services for tenants who would reside there. The owner did not move forward with the redevelopment of the lot and has not been engaged with our office or BDS.

Police Involvement

Between June 23, 2023, and May 9, 2024, there were 2 calls for service at this address. Outside of the listed address there were 31 calls made within 200 feet of this property. The majority of these calls were for disorder.

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 |
|-------------------------------|-----|----|---------|
|-------------------------------|-----|----|---------|

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| | | | |
|--|---|---|---|
| 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 3 letters to the owner from August 25, 2023, to May 28, 2024. I have been unable to reach the owner by phone.

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