



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 **4611 N Minnesota 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: 4611 N Minnesota Ave
Recorded Property Owner: Max Sass
Property ID: R210494
Lien Account Numbers: 173424, 174116 and 174449
Type of Liens: Code Enforcement and Nuisance
Use of Property: Residential Improved
Amount of Delinquent Liens: \$29,185.35
Payoff Amount Recommended: \$29,185.35

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

An Equal Opportunity Employer
To help ensure equal access to programs, services and activities,
the Office of Management & Finance will reasonably modify policies/procedures and provide auxiliary
aids/services to persons with disabilities upon request.
www.portlandoregon.gov/revenue



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

lien amount.

Lien Details

| Lien No. | Assessment Date | Lien Type | Balance |
|--------------------------------------|-----------------|------------------|-------------|
| 173424 | 9/18/2021 | Code Enforcement | \$2,804.50 |
| 174116 | 5/18/2022 | Code Enforcement | \$19,236.18 |
| 174449 | 10/10/2022 | Nuisance | \$7,144.67 |
| Total amount owed as of May 17, 2024 | | | \$29,185.35 |

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

Property Summary

This property has fire damage and is covered with graffiti. Due to the fire portions of the roof have severe damage leaving the home open to the outside elements. The property is open to entry and there is trash and non-trash items continually being left at the property. The property owner is out of state and has not started making the repairs to the property.

Police Involvement

There are no police calls for this residence.

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 | ✓ | | |

An Equal Opportunity Employer
To help ensure equal access to programs, services and activities,
the Office of Management & Finance will reasonably modify policies/procedures and provide auxiliary
aids/services to persons with disabilities upon request.
www.portlandoregon.gov/revenue



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

| | | | |
|--|---|--|---|
| 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 owner from November 25, 2021, to May 28, 2024. I have spoken with the owner, and he is planning to redevelop this property into a multi-unit. He is in the process of getting financing to bring this into fruition.