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603-2024

Communication

Request of Nick Nichols to address Council regarding lack of responsiveness and land abuse

Placed on File

A brief description of Communication: Lack of responsiveness and land abuse.

Document History

Item 603 Communications in [July 3, 2024 Council Agenda](#)
(<https://www.portland.gov/council/agenda/2024/7/3>)

City Council

Placed on File

Requested Agenda Type

Communications

Date and Time Information

Requested Council Date

July 3, 2024



7/1/22 TO 6/30/23 REAL PROPERTY TAX STATEMENT

Multnomah County Oregon * PO Box 2716 * Portland, OR 97208-2716

Phone: 503-988-3326

www.multcotax.org

PROPERTY DESCRIPTION

SITUS: N SIDE/ 11700 BLOCK NE SANDY BLVD
SECTION 22 1N 2E, TL 200 0.43 ACRES, LAND &
IMPS SEE R318487 (R942220591) FOR BILLBOARD

NICHOLS, GORDON L TR
15570 SW VILLAGE CT
BEAVERTON OR 97007-3529

CODE AREA:

844

ACCOUNT NO:

R318486

2022-23 CURRENT TAX BY DISTRICT:

MT HOOD COMMUNITY COLLEGE	59.72
MULTNOMAH ESD	53.89
PARKROSE SCHOOL DIST #3	623.72
EDUCATION TAXES:	\$737.33
CITY OF PORTLAND	538.96
CITY OF PORTLAND LOC OPT	154.39
EAST MULT SOIL & WATER CD-GOV	11.66
METRO	11.41
METRO LOC OPT	12.32
MULT CO HIST SOCIETY LOC OPT	6.42
MULTNOMAH COUNTY	511.26
MULTNOMAH COUNTY LIBRARY	143.64
PORT OF PORTLAND	8.29
PORTLAND FIRE/POLICE PENSION	321.26
URBAN RENEWAL - PORTLAND	184.30
GENERAL GOVERNMENT TAXES:	\$1,903.91
CITY OF PORTLAND BONDS	45.49
METRO BONDS	45.92
MULTNOMAH COUNTY BONDS	72.65
PARKROSE SCHOOL DIST BONDS	89.80
BONDS AND MISC TAXES:	\$253.86

VALUES:	LAST YEAR	THIS YEAR
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MARKET VALUES:		
LAND	194,800	194,800
STRUCTURE	3,800	3,800
NET RMV	198,600	198,600
TAXABLE VALUES:		
NET ASSESSED VALUE	124,650	128,380

PROPERTY TAXES: \$2,846.69 \$2,895.10

Please read the enclosed Tax Statement Guide.
To request paperless billing or
to pay online go to multcotax.org

TAX PAYMENT OPTIONS

(See back of statement for payment instructions)

	Pay By	Discount	Net Amount Due
In Full	11/15/22	86.85	\$2,808.25
2/3	11/15/22	38.60	\$1,891.47
1/3	11/15/22	NONE	\$965.04

PLEASE MAKE PAYMENT TO: Multnomah County

DELINQUENT TAXES: \$0.00

TOTAL (After Discount): \$2,808.25

PLEASE DETACH STUB AND RETURN WITH PAYMENT. RETAIN TOP PORTION FOR YOUR RECORDS.

OREGON PROPERTY TAX YEAR July 1, 2022 to June 30, 2023		PLEASE MAKE PAYMENTS TO: Tax Collector, Multnomah County		Code Area 844	Account Number R318486
Multnomah County Property Taxes		Payment Options:		Net Amount \$2,808.25	Amount Paid
Property Address N SIDE/ 11700 BLOCK NE SANDY BLVD PORTLAND, OR 97220 DO NOT WRITE IN SPACE BELOW		IN FULL 11/15/22 2/3 11/15/22 1/3 11/15/22 Discount is lost and interest applied after due date		\$1,891.47 \$965.04	

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Pay Online



NICHOLS, GORDON L TR
15570 SW VILLAGE CT

WRITE MAILING ADDRESS CHANGES IN AREA BELOW

7/1/20 TO 6/30/21 REAL PROPERTY TAX STATEMENT

Multnomah County Oregon * PO Box 2716 * Portland, OR 97208-2716
Phone: 503-988-3326 www.multcotax.org

PROPERTY DESCRIPTION

SITUS: 11807 NE SANDY BLVD
SECTION 22 1N 2E, TL 100 0.49 ACRES

CODE AREA: 844

ACCOUNT NO: R318485

ONLINE PAYMENT OPTIONS
* Use your bank's bill pay option
* Visit www.multcotax.org

MAY BILLING

PLEASE MAKE PAYMENT TO
TAX COLLECTOR, MULTNOMAH COUNTY

VALUES: LAST YEAR THIS YEAR

MARKET VALUES:		
LAND	170,750	177,580
STRUCTURE	100,000	108,000
NET RMV	270,750	285,580
TAXABLE VALUES:		
NET ASSESSED VALUE	186,260	191,840

PAYMENTS RECEIVED AFTER APRIL 19, 2021
ARE NOT REFLECTED IN THE BALANCE DUE
All checks are processed when received.

THIRD	TAX	INTEREST	AMOUNT
1	0.00	0.00	0.00
2	0.00	0.00	0.00
3	1,396.43	0.00	1,396.43
FEES			0.00

PROPERTY TAXES: \$3,964.66 \$4,189.29

Due to the Multnomah Building closure, we are unable to accept Property Tax Payments in person. Please see the enclosure to learn about payment options or visit MULTCO.US/Assessment-Taxation.

TAX PAYMENT OPTIONS

(See back of statement for payment instructions)

Payment Options:	Due Date	Amount Due
Current Amount Due	05/17/21	\$1,396.43
To pay in full	05/17/21	\$1,396.43

PLEASE MAKE PAYMENT TO: Multnomah County

DELINQUENT TAXES:

\$0.00

TOTAL:

\$1,396.43

PLEASE DETACH STUB AND RETURN WITH PAYMENT. RETAIN TOP PORTION FOR YOUR RECORDS.

OREGON PROPERTY TAX YEAR July 1, 2020 to June 30, 2021		PLEASE MAKE PAYMENTS TO: Tax Collector, Multnomah County		Code Area 844	Account Number R318485
Multnomah County Property Taxes		Payment Options:		Net Amount \$1,396.43	Amount Paid
Property Address 11807 NE SANDY BLVD PORTLAND, OR 97220		Due by May 17, 2021			
DO NOT WRITE IN SPACE BELOW		Pay in full by May 17, 2021		\$1,396.43	

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Pay Online



NICHOLS, GORDON L TR
15570 SW VILLAGE CT

WRITE MAILING ADDRESS CHANGES IN AREA BELOW

7/1/22 TO 6/30/23 REAL PROPERTY TAX STATEMENT

Multnomah County Oregon * PO Box 2716 * Portland, OR 97208-2716

Phone: 503-988-3326

www.multcotax.org

PROPERTY DESCRIPTION

SITUS: N SIDE 11600 BLOCK NE SANDY BLVD
SECTION 22 1N 2E, TL 100 0.52 ACRES, LAND
ONLY SEE R318457 (R942220211) FOR BILLBOARD

NICHOLS, GORDON L TR & NICHOLS, INGRID A TR
15570 SW VILLAGE CT
BEAVERTON OR 97007

CODE AREA:

844

ACCOUNT NO:

R318456

2022-23 CURRENT TAX BY DISTRICT:

MT HOOD COMMUNITY COLLEGE	43.31
MULTNOMAH ESD	39.08
PARKROSE SCHOOL DIST #3	452.27
EDUCATION TAXES:	\$534.66
CITY OF PORTLAND	390.81
CITY OF PORTLAND LOC OPT	111.95
EAST MULT SOIL & WATER CD-GOV	8.45
METRO	8.28
METRO LOC OPT	8.94
MULT CO HIST SOCIETY LOC OPT	4.65
MULTNOMAH COUNTY	370.72
MULTNOMAH COUNTY LIBRARY	104.16
PORT OF PORTLAND	6.01
PORTLAND FIRE/POLICE PENSION	232.95
URBAN RENEWAL - PORTLAND	133.64
GENERAL GOVERNMENT TAXES:	\$1,380.56
CITY OF PORTLAND BONDS	32.99
METRO BONDS	33.30
MULTNOMAH COUNTY BONDS	52.68
PARKROSE SCHOOL DIST BONDS	65.12
BONDS AND MISC TAXES:	\$184.09

2022-23 TAX (Before Discount) \$2,099.31

DELINQUENT TAXES: \$0.00

TOTAL (After Discount): \$2,036.33

VALUES: LAST YEAR THIS YEAR

MARKET VALUES:		
LAND	282,190	282,190
STRUCTURE	0	0
NET RMV	282,190	282,190
TAXABLE VALUES:		
NET ASSESSED VALUE	90,380	93,090

PROPERTY TAXES: \$2,064.05 \$2,099.31

Please read the enclosed Tax Statement Guide.
To request paperless billing or
to pay online go to multcotax.org

TAX PAYMENT OPTIONS

(See back of statement for payment instructions)

	Pay By	Discount	Net Amount Due
In Full	11/15/22	62.98	\$2,036.33
2/3	11/15/22	27.99	\$1,371.55
1/3	11/15/22	NONE	\$699.77

PLEASE MAKE PAYMENT TO: Multnomah County

PLEASE DETACH STUB AND RETURN WITH PAYMENT. RETAIN TOP PORTION FOR YOUR RECORDS.

OREGON PROPERTY TAX YEAR July 1, 2022 to June 30, 2023	PLEASE MAKE PAYMENTS TO: Tax Collector, Multnomah County	Code Area 844	Account Number R318456
Multnomah County Property Taxes	Payment Options:	Net Amount \$2,036.33	Amount Paid
Property Address N SIDE 11600 BLOCK NE SANDY BLVD PORTLAND, OR 97220 DO NOT WRITE IN SPACE BELOW	IN FULL 11/15/22 2/3 11/15/22 1/3 11/15/22 Discount is lost and interest applied after due date	\$1,371.55 \$699.77	

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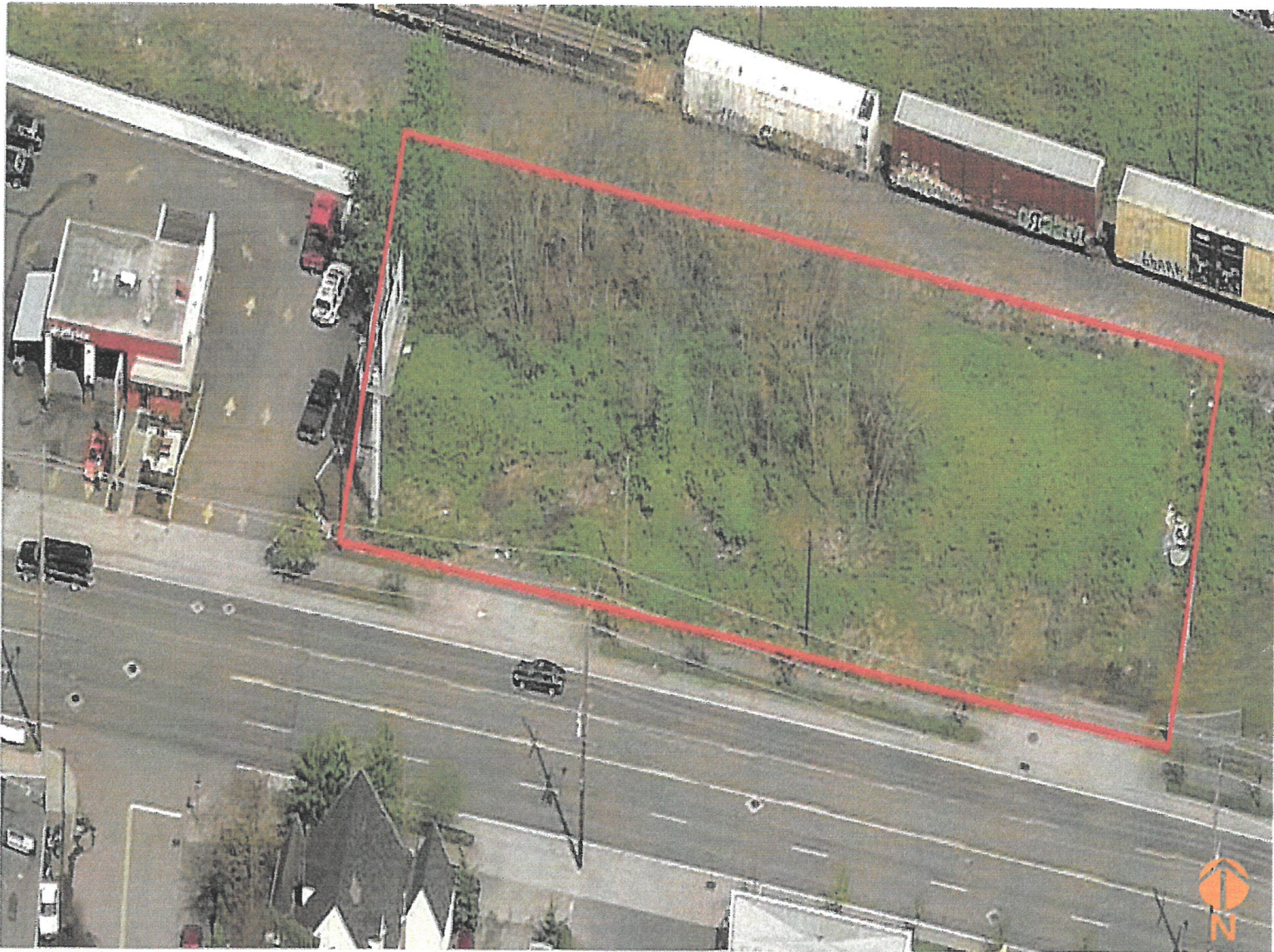
Pay Online



NICHOLS, GORDON L TR & NICHOLS, INGRID A
15570 SW VILLAGE CT

WRITE MAILING ADDRESS CHANGES IN AREA BELOW

EXCELLENT DEVELOPMENT OPPORTUNITY



DEMOGRAPHICS:

2022 Projection:
2017 Estimate:
2010 Census:

1 MILE

11,681
10,991
9,989

3 MILE

97,861
92,216
84,691

5 MILE

369,302
347,507
320,245



Niehaus Properties Incorporated
4380 SW Macadam Avenue #190



NIEHAUS PROPERTIES INCORPORATED



Commercial Appraisal Group



Tax Year: 2018

PROP ID: R318456

BOPTA CASE #: 180286

SITUS ADDRESS: N SIDE 11600 BLOCK NE SANDY BLVD
PORTLAND OR 97220

NBHD Code: C640

Date: January 1 st , 2018		Appraiser: BWB BRUCE BARCLAY	
Improvement Description		Land Data	
Property Type:	Commercial – Vacant Land	S1 Size:	22,651 sf
Number of Buildings:	None	S2 Size:	None
Gross Building Area (SF):	None	S3 Size:	None
Year Built:	Not Applicable	Total Size:	22,651 sf
Net Rentable Area (SF):	None	Zone Description:	CG, General Commercial, 5/18 changed to CE, Commercial Employment
Percent Office:	None	Shape:	4-sided, Elongated
Number of Stories:	Not Applicable	Topography:	Level at street grade
Clear Height:	Not Applicable	Site Rating:	Fair
Construction:	Not Applicable	Access:	Above Average
Quality:	Not Applicable	Exposure:	Above Average
Condition:	Not Applicable	Site Coverage:	Not Applicable
Appeal History			
Year:	Case:	Appeal Type:	Value:
None			
Sale Information			
Sale Date:	April 1, 1993	Price:	\$45,000
Remarks:	This sale occurred 25 years before the date of valuation. It has no relevance to the current market value.		
Analysis and Recommendation			
<p>The subject is a relatively long and narrow, four-sided commercial tax lot along an older commercial highway corridor in Parkrose, an older strip commercial, established residential, and light industrial neighborhood in Northeast Portland about eight miles from downtown Portland. The subject has 232 lineal feet of frontage along NE Sandy Boulevard, a moderately trafficked five-lane arterial (US Highway 30). The parcel lies between Sandy Boulevard and the Union Pacific Railroad main line and its right of way. The approximate subject site depth ranges from 107 feet on the west to 86 feet at the east end, for an average of 97 feet. There are no structures or real property improvements on the subject. A billboard near the west side of the subject is apparently privately owned and is not part of the subject real property. There are two curb cuts to subject from NE Sandy Boulevard. The subject and R318456 are currently listed for sale on LoopNet by Todd Breslau of Premiere Property Group as 41,382 sf of buildable commercial land with high traffic exposure near Portland International Airport at an asking price of \$1,280,000, which equates to \$30.93/sf.</p> <p>The owner has petitioned for 63% reductions in the Land RMV and in the Total RMV. The owner supported the requested reductions by a letter which lists seven reasons, noting a "dire need to some help (sic) financially". The reasons include: safety, maintenance, and trash removal costs due to homeless campers. The petition says the City of Portland has been of zero assistance in dealing with the homeless issue and it will not allow the posting of a No Trespassing sign on the property. The petitioner also says the location adjacent to the railroad makes the subject extremely hard to sell.</p> <p>The petitioner did not provide any market evidence to support the requested value reduction. The seven reasons cited to support the reduction request relating to expenses and a lack of City assistance are not convincing, especially in light of the reported recent purchase offer. As noted above, the subject currently is listed for sale with the adjacent east parcel as 41,382 sf of developable commercial land for an asking price of \$30.93/sf. The listing broker, Tod Breslau of Premiere Property Group, said that a national auto parts retailer had made an offer to buy the subject more than one year ago for \$750,000 divided 22,651 sf = \$33.11/sf. He said the potential buyer envisioned building a 4,000 sf retail store. It did extensive due diligence, and at one point made a reduced offer of \$550,000 or \$24.28/sf. Mr Breslau said the current new listing was guided by those recent offers. A listing sign was erected on the subject 2/2/19. Recently, one prospective buyer inquiry was made in the first two days after the sign was placed on the subject. Mr Breslau said he thinks the subject would be ideal for a used car dealership operation and also would generate demand for many auto related uses. Market demand clearly exists for the subject.</p>			

Recent commercial land sales activity along the NE Sandy Boulevard corridor from Parkrose east four miles through Fairview produced four sales between February 2014 and January 2018. The sales range in size from 34,063 sf to 84,270 sf (of useable area) and the sale prices range from \$11.01/sf in a less desirable Fairview location to \$25.35/sf for a former gas station and tavern property (from which the improvements have been removed) at 12110 NE Sandy Boulevard, just east across the street from the subject. The subject is smaller than any of the comparables, so this sales data indicates the subject market value is higher than \$11/sf. The elongated shape is not significant, because the 97 foot average subject depth is suitable for a variety of development options.

The existing subject Land RMV equates to \$11.98/sf. This value is reasonable based on the market sales, recent subject purchase offers, and current for sale listing. Therefore all the existing subject values should be sustained. The County recommendation is summarized below.

Value Recommendation				
	Requested Value	2018 RMV	Appraiser's Recommendation:	
Land	\$100,000	\$271,330	\$271,330	Sustain
Improvement	\$ 0	\$ 0	\$ 0	Sustain
Total RMV	\$100,000	\$271,330	\$271,330	Sustain