



CITY OF PORTLAND

BUDGET & FINANCE

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Foreclosure Recommendation Report

The Revenue Division recommends foreclosure on **6329 SE 86th 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: 6329 SE 86th Ave

Recorded Property Owner: John K & Vera E McDonald Trust

Property ID: R108061

Lien Account Numbers: 155931, 171962, 173646 and 175072

Type of Liens: Code Enforcement and Nuisance

Use of Property: Vacant, Single-Family Residence

Amount of Delinquent Liens: **\$146,350.27**

Payoff Amount Recommended: **\$146,350.27**

General Information

This property is included on the list of “Distressed Vacant Properties” provided by Permitting and Development and this property has been identified as priority for foreclosure. Permitting and Development and in some instances 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 Office of Budget and Finance recommendation is 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.

Lien Details

Lien No.	Assessment Date	Lien Type	Balance
155931	10/18/2014	Code Enforcement	\$122,974.70
171962	2/10/2020	Nuisance	\$3,381.97
173646	12/10/2021	Nuisance	\$6,366.33
175072	4/1/2023	Code Enforcement	\$13,627.27
Total amount owed as of September 25, 2024			\$146,350.27

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

Property Summary

This property has trash and debris in the back yard of the property. There is an accumulation of tires, construction debris, a rug and mattress in the northwest corner in the backyard area. The most recent complaint says someone was seen dumping garbage and human waste on the premises. There is no water/sewage service at the property. There is an occupied RV parked in the rear yard on the property. The man who lives in the RV is a friend of the Estate Representative. There are also other cars parked on unpaved surfaces at the property. The property has a recognized non-conforming driveway on the north property line. Back in January this property was removed from the foreclosure list in an effort to work with the property owner to allow time for him to correct the violations and set up arrangements for the liens. The property owner has not complied. There has been an increase of citizens' complaints as well as law enforcement being called to the property.

Police Involvement

Between October 18, 2014, and January 8, 2024, there were 3 calls for service at this address. From January 9, 2024, to September 9, 2024 there have been 5 calls made to police at the property address. The calls were for disorder and crime. Outside of the listed address there were 63 calls made within 200 feet of this property. From January 9, 2024, to September 9, 2024 there have been 27 calls made within 200 feet of this property.

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

I have spoken to the Estate Representative several times in which he does agree to correct the violations, and later work on getting the fines paid. He has not complied. There are two required Notice of Foreclosure letters that have to be mailed to the property owner and parties with interest in the property. These letters were sent between 9/3/2024 - 10/4/2024.