



CITY OF PORTLAND

Office of Budget and Finance

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Foreclosure Recommendation Report

The Office of Budget & Finance recommends foreclosure on **4121 NE Grand 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: 4121 NE Grand Ave

Recorded Property Owner: Geza Development

Property ID: R207401

Lien Account Numbers: 172096, 173903, 174553, 174555, 175152, 176527 and 176883

Type of Liens: Nuisance and System Development Charges

Use of Property: Vacant Land

Amount of Delinquent Liens: **\$19,608.50**

Payoff Amount Recommended: **\$19,608.50**

General Information

This property is included on the list of “Distressed Vacant Properties” provided by Permitting & Development and the property has been identified as priority for foreclosure. Permitting & 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 illegal 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 & 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

Liens No.	Assessment Date	Lien Type	Balance
172096	3/10/2020	Nuisance	\$5,285.85
173903	2/10/2022	Nuisance	\$3,125.61
174553	N/A	BES System Development Charge	N/A
174555	N/A	Parks System Development Charge	N/A
175152	N/A	Transportation System Development Charge	N/A
176527	3/18/2024	Code Enforcement	\$8,072.53
176883	6/10/2024	Nuisance	\$3,124.51
Total amount due as of February 25, 2025			\$19,608.50

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

Property Summary

This property is a vacant lot, originally purchased in 2016. The property was to be developed into a three story 18-unit apartment building. The owner has not moved forward with the plans to build the apartment complex. The lot continues to have excess vegetation growing all over the lot and on to the sidewalk. There are constant cases of debris and trash being left on site. The trash and the debris are the cause of the nuisance complaints.

Police Involvement

Between March 10, 2020, and February 18, 2025, there have been 0 police calls to the property address. There have been 165 police calls within 200 feet of the property. The majority of these calls were for disorder and crime.

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	✓		

Communication between the Owner and the Liens Team

I have been unable to reach the property owner by telephone and they have not responded to any of our letters. There are two required Notice of Foreclosure letters that must be mailed to the property owner and parties with interest in the property. These letters were sent between 1/8/2025 – 2/26/2025.