CITY OF PORTLAND

Office of Budget and Finance

Raymond C. Lee III, City Administrator
Jonas Biery, Chief Financial Officer
Thomas Lannom, Revenue Division Director

Liens Section - Revenue Division
Walk in: 111 SW Columbia Street, Suite 600
Portland, Oregon 97201-5840

Email: Liens@PortlandOregon.gov
(503) 823-4090

Mail: PO Box 8834
Portland OR 97207-8834

Foreclosure Recommendation Report

The Office of the Chief Financial Officer recommends foreclosure on **10104 SE Harold St** for delinquent City Liens. The lien accounts meet delinquency requirements, 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: 10104 SE Harold St
Recorded Property Owner: Wiley H Gibson ET AL
Property ID: R217012
Lien Account Numbers: 1535554569
Type of Liens: Code Enforcement
Use of Property: Residential Improved
Amount of Delinquent Liens: $116,765.88
Payoff Amount Recommended: $116,765.88

General Information

This property is included on the list of "Distressed Vacant Properties" provided by Portland Permitting & Development and the property has been identified as priority for foreclosure. Portland 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 jeopardize 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 the Chief Financial Officer's 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
1535554560	12/14/2016	Code Enforcement	$116,765.88
Total amount due as of **June 30, 2026**			$116,765.88

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

Property Summary

The property suffered fire damage back in 2017 and is still in disrepair. There is an occupied RV parked at the site. Trash and debris accumulated at the site from unlawful occupants. Property was open to entry and trash/debris have accumulated inside the home.

Police and Fire Involvement

There have been 42 calls to the property, and 130 police calls within 200 feet of this property between 12/14/2016 – 6/11/2026. The majority of these calls were for disorder and crime. There have been 12 fire calls to the property in the timeframe listed above.

Evaluation Criteria

Administrative Rule 14.10.60 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 (Administrative Rule ADM-14.10)	Yes	No	Unknown
Property owner has committed prior 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 not been able to get in contact with the owner or parties of interest in the property. The two required foreclosure notices were mailed to the property owner and to all parties with an interest in the property.