



ACTIVE · SET PRICE

Tickle Creek

± 43 Acres | Clackamas County | Oregon | Near Boring

Tranquility on Tickle Creek!

PRICE	PRICE / ACRE	ACREAGE
\$795,000	\$18,618	± 43

PROPERTY OVERVIEW

NOW OFFERING SELLER FINANCING! See below. Tranquility on Tickle Creek! Build your new home here! Nestled in the forest this lovely and unique property is close in but very private. There are TWO existing cabins with electricity, one permitted, built in ~1962 and 1975. Clackamas County has provided an Approved Template Test that buyers can use to apply for a Conditional Use Permit for a single-family home of your dreams. Lots of land to explore, the beautiful creek to fish and wade in, wildlife watching, build trails, timber to manage & harvest for income...

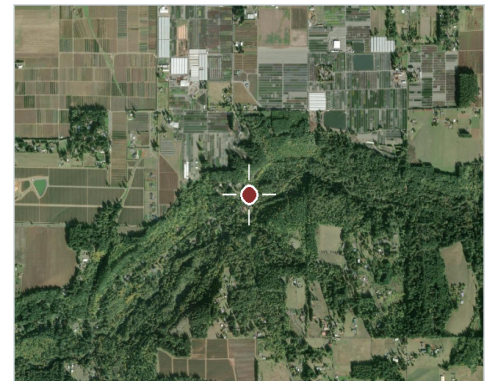
PROPERTY DETAILS

TYPE	ACCESS
Recreation (ATV-UTV) · Timberland (Conifer)	ATV · Legal Access
UTILITIES	WATER FEATURES
Electric	Creeks / Streams
VIEWS	IMPROVEMENTS
Timber · River	Other Buildings · Roads · House · Gate · Lodge
COUNTY TAX PARCEL IDS	
00650922	

DOCUMENTS INCLUDED

Stream Map · Survey · Tax Lot Map · Feasibility Template · Photo Map · County Survey · Feasibility Template Survey

LOCATION



Clackamas County, Oregon



Jim Bunker

Real Estate Salesperson, WA, OR

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jim.bunker@afmforest.com

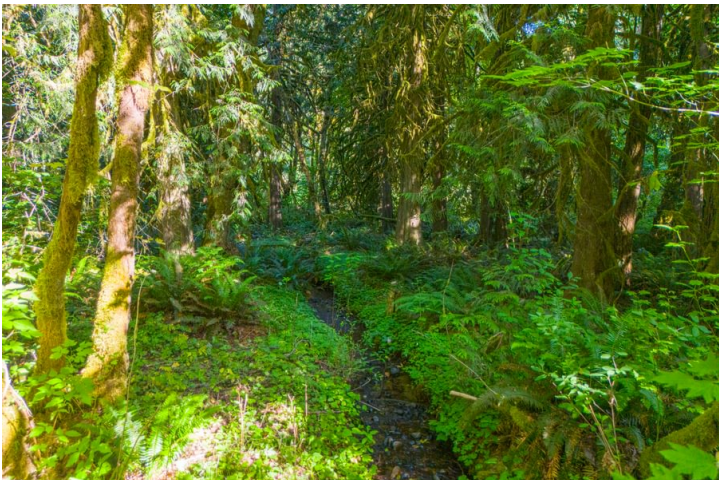
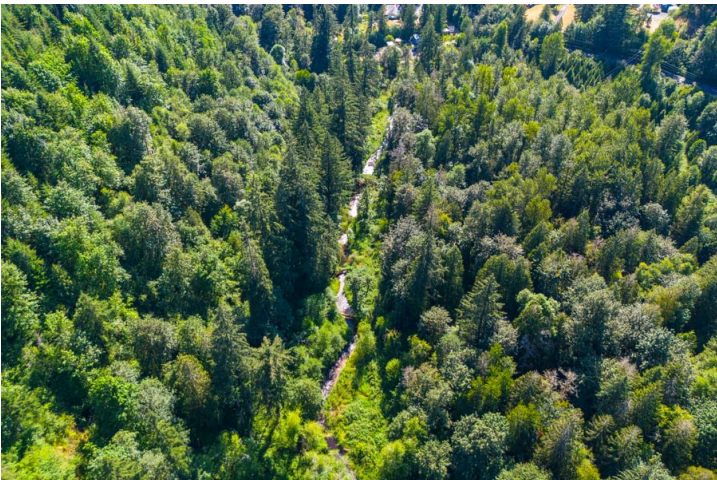
Principal Broker: Colton Jacobson (Oregon)

SCAN TO VIEW



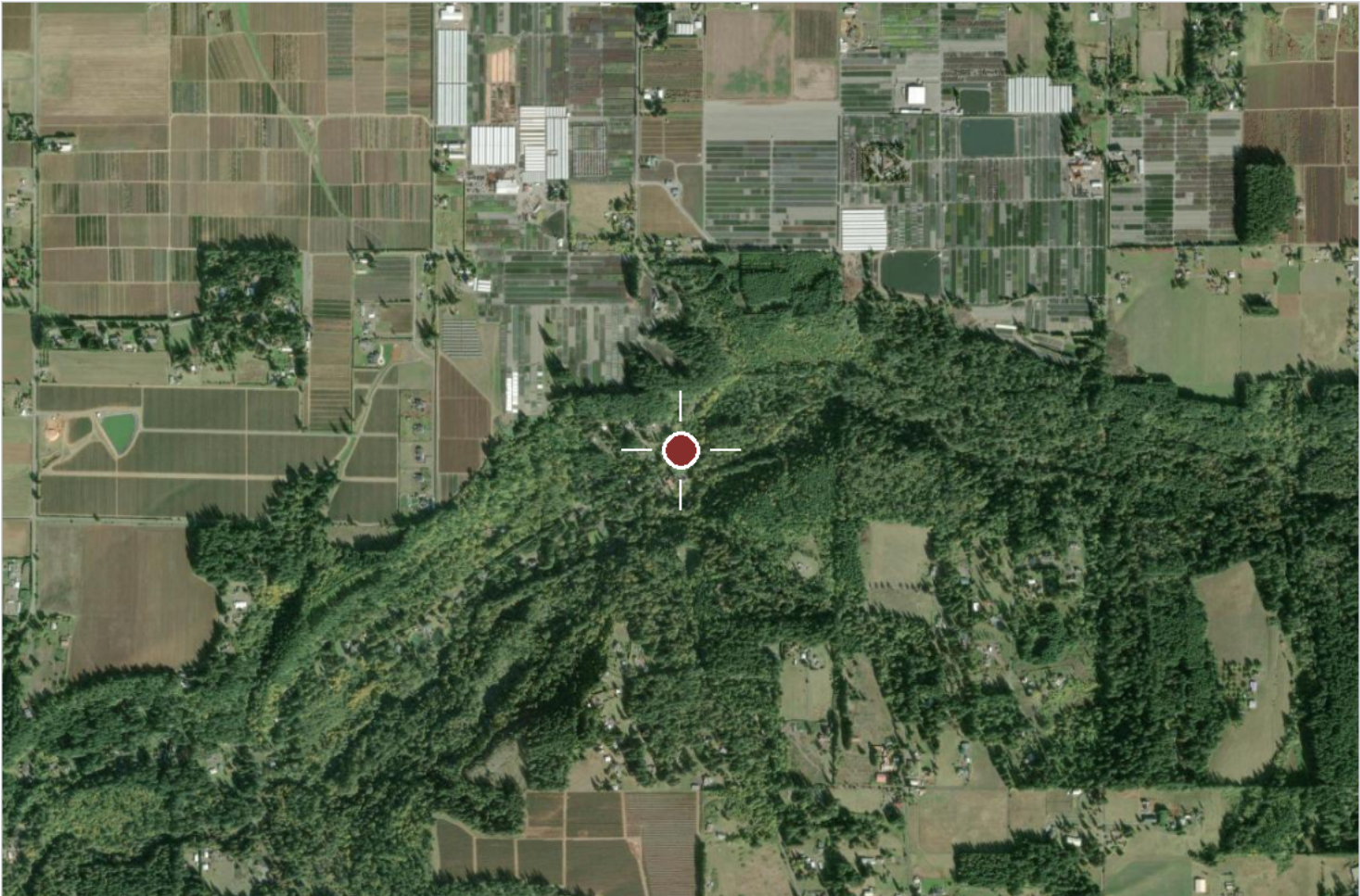
Property Photos

Tickle Creek · Clackamas County · Oregon · Near Boring



Location & Access

Tickle Creek · Clackamas County · Oregon · Near Boring



Aerial imagery centred on the tract. Boundaries shown elsewhere in this package are approximate and for illustration only.

COUNTY & STATE
Clackamas County, Oregon

NEAREST CITY
Boring

APPROXIMATE CENTRE
45.40551, -122.35841

COUNTY TAX PARCEL IDS
00650922

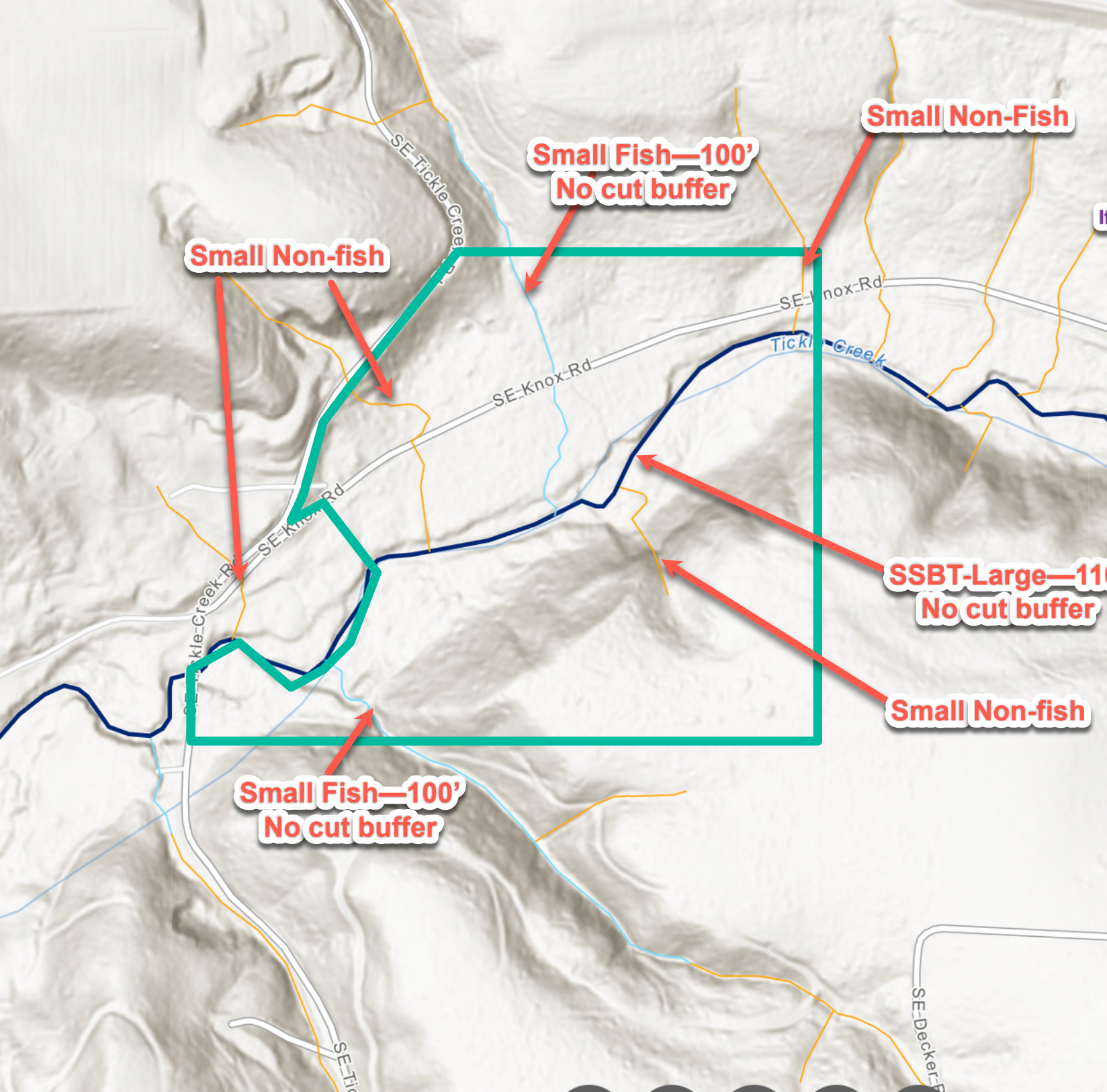
INTERACTIVE MAP

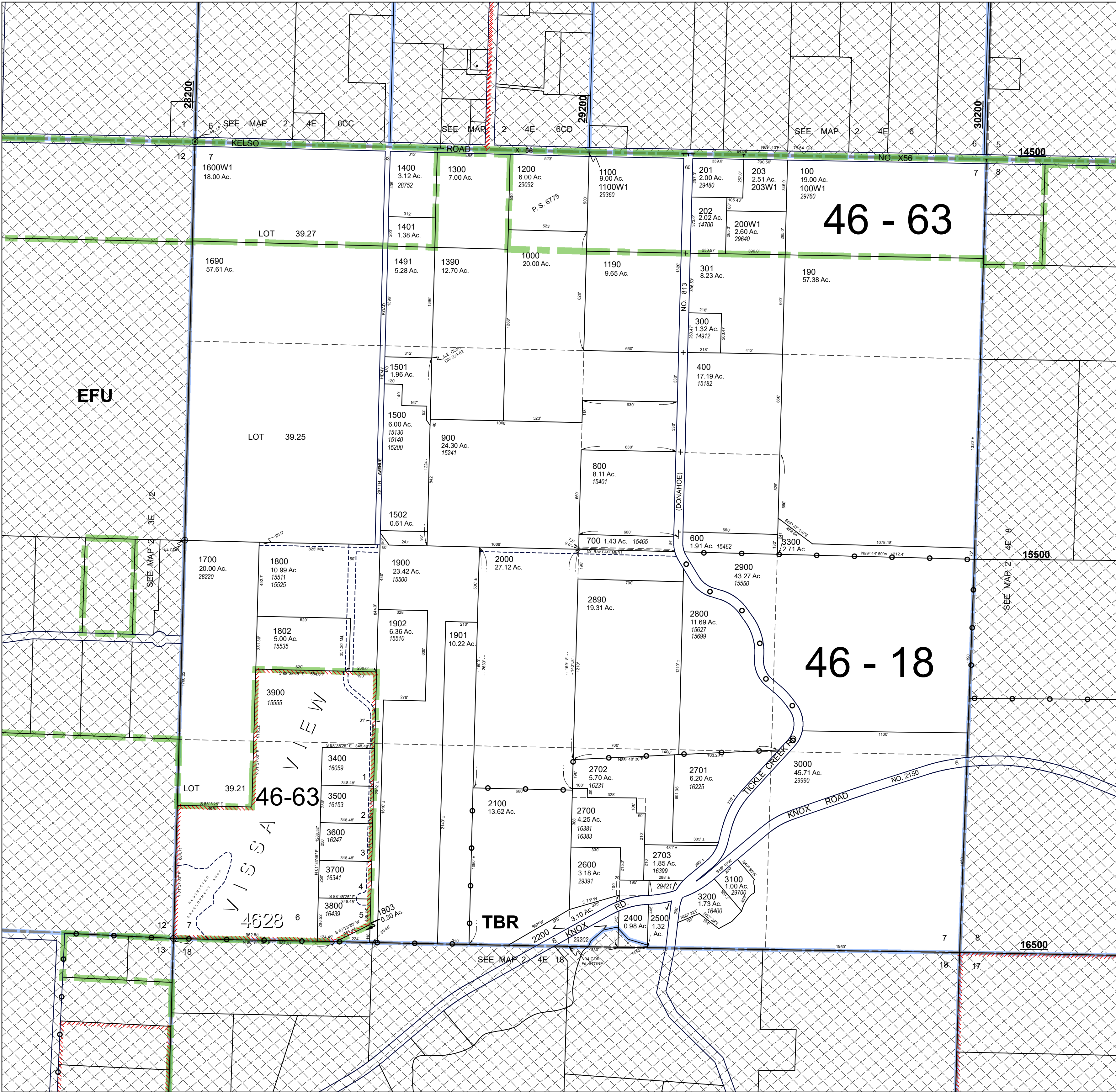


<https://id.land/maps/77fae708bbf3465374e45dbc268eddb3/share>



Regional locator





Forest Template Mapping Feasibility
T2S R4E Sect.07 Tax Lot 03000

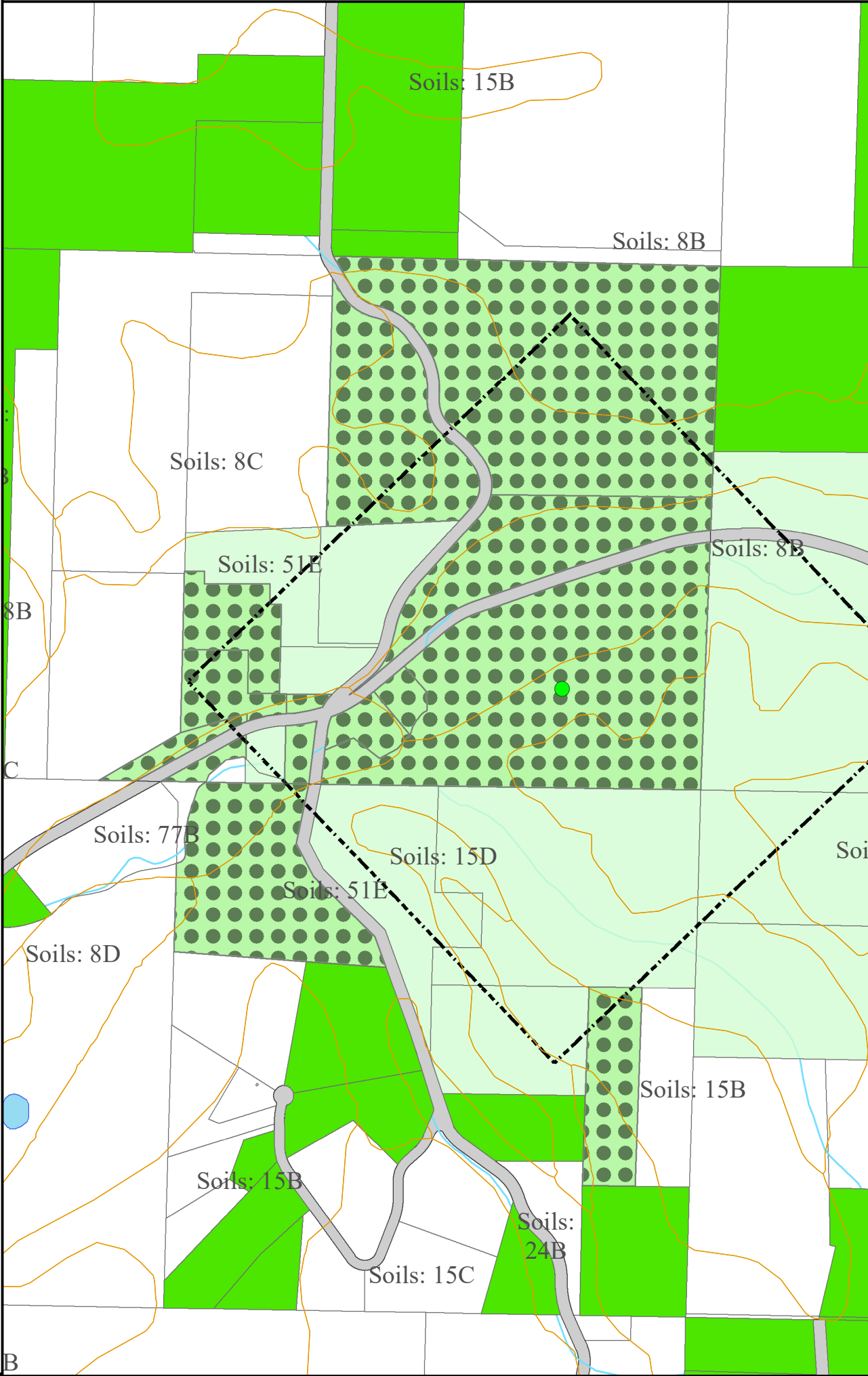
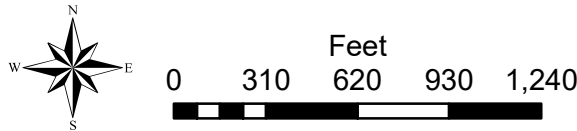
- Subject Lot Centroid
- Soils
- Parcels inside template with pre-1993 homes
- 160 Acre Template
- Tax Parcels within Template
- Parcels with Homes Built Before 1993
- Water
- Streets
- Tax Parcels

Any opinion or advice provided herein is informational only, and is based on any information specifically provided or reasonably available, as well as any applicable regulations in effect on the date the research was conducted. Any opinion or advice provided herein may be revised, particularly where new or contrary information becomes available, or in response to changes to state law or administrative rule, future legislative amendments of the Zoning and Development Ordinance, decisions of courts or administrative tribunals, or quasi-judicial land use decisions. This is not a land use decision as defined by Oregon Revised Statutes 197.015(10).

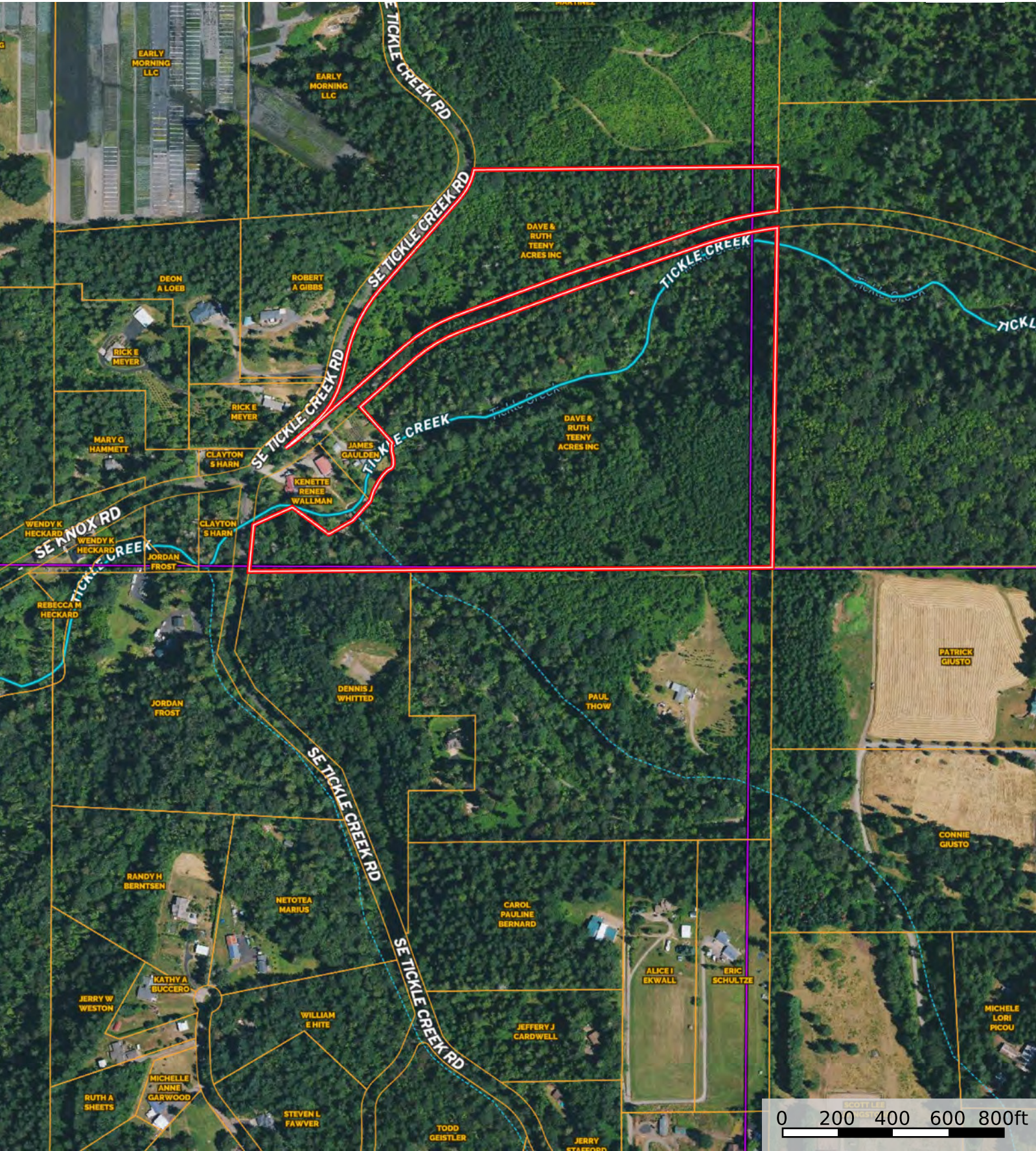
Date: 6/26/2024

Drawn By: Joy Fields.ZINFO0142-24

The information provided was derived from digital databases from Clackamas County's GIS. Although we strive to provide the best data we can, we sometimes use data developed by jurisdictions outside Clackamas County. Therefore, Clackamas County cannot accept any responsibility for any errors, omissions, or positional accuracy, and therefore, there are no warranties which accompany this product. Although information from Land Surveys may have been used in the creation of this product, in no way does this product represent or constitute a Land Survey. Users are strongly cautioned to verify all information before making any decisions.



Teeny Acres
Clackamas County, Oregon, 47 AC +/-



--- Road / Trail □ Boundary □ Boundary -.-.- Stream, Intermittent — River/Creek Water Body



00650922

Property Account Summary

Account Number 00650922 **Property Address** 29990 SE KNOX RD , BORING, OR 97009**General Information**

Alternate Property #	24E07 03000
Property Description	Section 07 Township 2S Range 4E TAX LOT 03000
Property Category	Land &/or Buildings
Status	Active, Locally Assessed, Use Assessed
Tax Code Area	046-018
Remarks	

Tax Rate

Description	Rate
Total Rate	14.2599

Property Characteristics

Property Tax Deferral	Potential Additional Tax Liability
Neighborhood	16004: Boring to Sandy all other
Land Class Category	641: Forestland improved
Building Class Category	11: Single family res, class 1
Year Built	1978
Acreage	45.71
Fire patrol acres	45.71
Change property ratio	6XX

Related Properties

No Related Properties Found

Parties

Role	Percent	Name	Address
Taxpayer	100	DAVE&RUTH TEENY ACRES INC	19414 S MUNSON RD, MOLALLA, OR 97038
Owner	100	DAVE&RUTH TEENY ACRES INC	19414 S MUNSON RD, MOLALLA, OR 97038

Property Values					
Value Type	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019
AVR Total	\$96,524	\$93,703	\$90,940	\$88,277	\$85,713
Exempt					
TVR Total	\$96,524	\$93,703	\$90,940	\$88,277	\$85,713
Real Mkt Land	\$665,057	\$644,629	\$537,948	\$481,201	\$476,662
Real Mkt Bldg	\$112,630	\$109,570	\$92,550	\$82,730	\$82,870
Real Mkt Total	\$777,687	\$754,199	\$630,498	\$563,931	\$559,532
M5 Mkt Land	\$13,856	\$13,430	\$11,208	\$10,025	\$9,931
M5 Mkt Bldg	\$112,630	\$109,570	\$92,550	\$82,730	\$82,870
M5 SAV	\$51,908	\$44,665	\$43,145	\$42,698	\$38,987
SAVL (MAV Use Portion)	\$28,838	\$27,988	\$27,139	\$26,334	\$25,574
MAV (Market Portion)	\$67,686	\$65,715	\$63,801	\$61,943	\$60,139
Mkt Exception					
AV Exception					

Active Exemptions
No Exemptions Found

Events			
Effective Date	Entry Date-Time	Type	Remarks
05/08/2013	05/08/2013 11:49:00	Annexation Completed For Property	WITHDRAW TRI-MET, ORD 320 & 325-added to annexation by batch process 30,497. by DEENAMEH
09/11/2007	09/11/2007 16:41:00	The situs address has changed	by LINDAPET
12/12/2001	12/12/2001 15:28:00	Taxpayer Changed	Party/Property Relationship by MARYHAN
12/29/2000	12/29/2000 11:46:00	Taxpayer Changed	Party/Property Relationship
07/01/1999	07/01/1999 12:00:00	Ownership at Conversion	Personal Representative: 93-04930, 11/1/92, \$ 2000

Tax Balance

Installments Payable						
Tax Year	Category	TCA/District	Charged	Minimum	Balance Due	Due Date
No Records Found						
Installments Payable/Paid for Tax Year(Enter 4-digit Year, then Click-Here): 2023						

Receipts

Date	Receipt No.	Amount Applied to Parcel	Total Amount Due	Receipt Total	Change
11/21/2023 00:00:00	5533766	\$1,442.64	\$1,442.64	\$1,399.35	\$0.00
11/22/2022 00:00:00	5342838	\$1,346.57	\$1,346.57	\$1,306.17	\$0.00
11/29/2021 00:00:00	5167008	\$1,308.26	\$1,308.26	\$1,269.00	\$0.00
11/24/2020 00:00:00	4972450	\$1,261.22	\$1,261.22	\$1,223.38	\$0.00
11/21/2019 00:00:00	4778181	\$1,271.70	\$1,271.70	\$1,233.54	\$0.00
01/31/2019 00:00:00	4597699	\$1,236.92	\$1,236.92	\$1,236.92	\$0.00

Sales History

Sale Date	Entry Date	Recording Date	Recording Number	Sale Amount	Excise Number	Deed Type	Grantee(Buyer)	Other Parcels
No Sales History Found								

Property Details

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths
768	0 X 0	1978	15	1.0	2	1	0

MAPTAXLOT	MAP ACRES	PARCEL NUMBER	YEAR BUILT	Lot of Record in 1993
24E07 02200	2.162	00650806	1940	TBD
24E07 02400	0.974	00650815		Yes - Deed # 431-008
24E07 02500	1.310	00650833	1958	TBD
24E07 02600	3.278	00650842	1966	Yes When combined with tax lot 2401 (map 24E07)
24E07 02700	4.489	00650851	1985	Yes when combined with tax lot 2703
24E07 02701	6.126	00650860		Yes - 323-1076-B
24E07 02702	5.625	00650879		Yes - 323-1076-B
24E07 02703	2.099	00650888		See above
24E07 02800	13.479	00650897	1923	TBD
24E07 02900	38.417	00650913	1930	TBD
24E07 03000	46.664	00650922	1978	Subject Lot - Yes Deed # 582-635 signed 1961
24E07 03100	1.098	00650931	1939	Yes
24E07 03200	1.749	00650940	1968	Yes - Deed # 67-03659
24E08 01300	105.607	00651351		Yes - Deed # 599-153, signed 1962
24E17 00500	20.333	00672187		Parcel 2 Plat PP1992-197
24E17 00501	20.273	01555775		Parcel 1 Plat PP1992-197
24E18 00100	28.290	00672515		Yes - Deed # 651-536
24E18 00200	11.812	00672524		Yes - Deed # 292-165
24E18 00300	9.573	00672533		Yes - Deed # 1973-14482
24E18 00402	5.999	00672560	1977	TBD
24E18 00700	14.646	00672757	1947	Yes when combined with tax lot 701 and 702
24E18 00702	0.238	01447651		See above

Possibly combined with 24E18 00800

