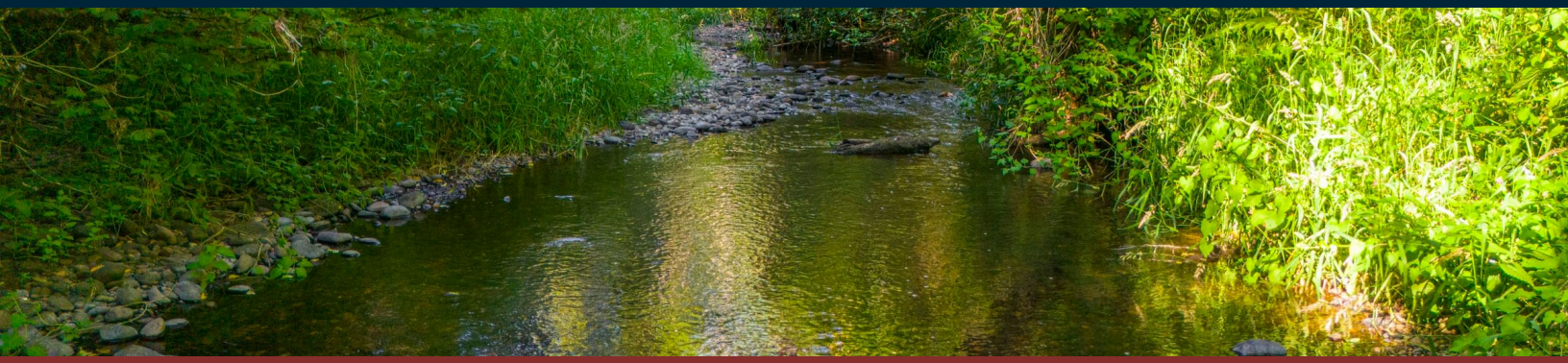


ACTIVE · SET PRICE

# Tickle Creek

± 43 Acres | Clackamas County | Oregon | Near Boring

*Tranquility on Tickle Creek!*

| PRICE | PRICE / ACRE | ACREAGE |
|---|---|---|
| $749,000 | $17,541 | ± 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**
Recreation (ATV-UTV) · Timberland (Conifer)

**ACCESS**
ATV · Legal Access

**UTILITIES**
Electric

**WATER FEATURES**
Creeks / Streams

**VIEWS**
Timber · River

**IMPROVEMENTS**
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



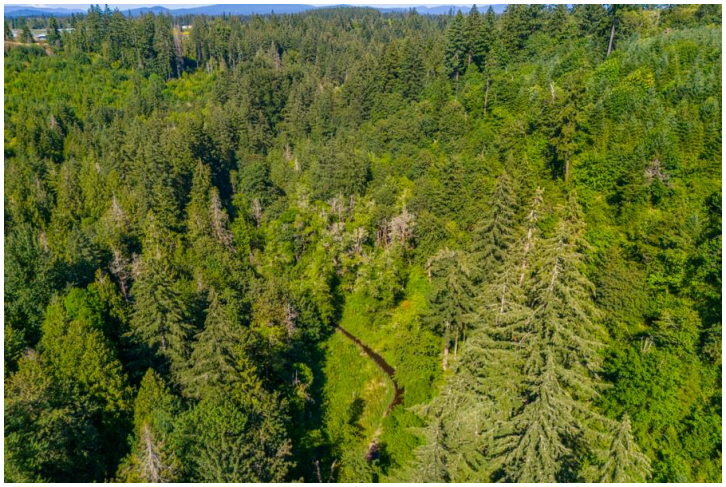
Jim Bunker
Real Estate Salesperson, WA, OR
C: 503.551.1735
jim.bunker@afmforest.com
Principal Broker: Colton Jacobson (Oregon)

SCAN TO VIEW

Information contained herein was obtained from sources deemed reliable, but American Forest Management, Inc. makes no warranty or guarantee as to its accuracy. Acreage is approximate and based on available records; prospective purchasers are urged to independently verify all information. Property is subject to prior sale, price change, or withdrawal without notice. Generated November 24, 2026 · https://www.afmrealestate.com/properties/42.7-acres-land-for-sale-in-clackamas-county-oregon/tickle-creek

# Property Photos

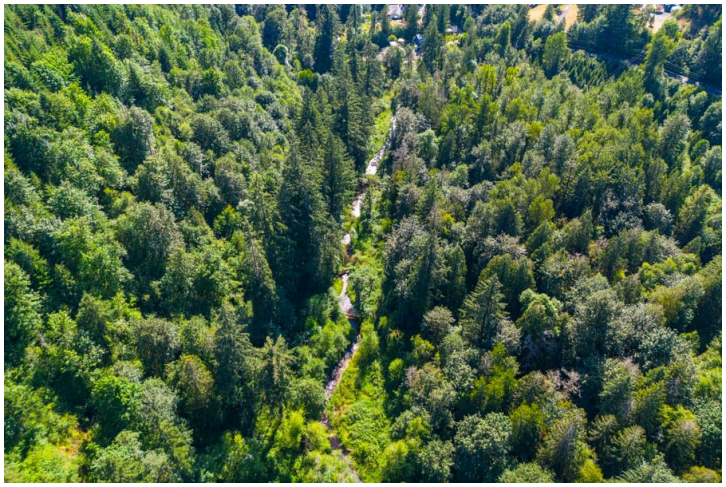
Tickle Creek · Clackamas County · Oregon · Near Boring

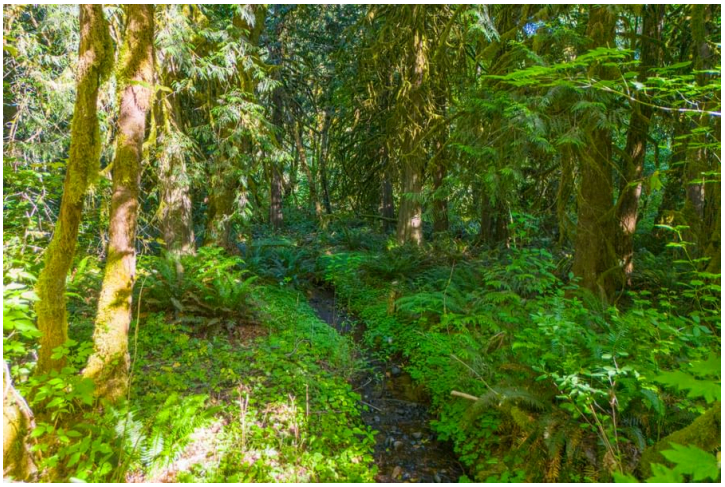












# Location & Access

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.




Regional locator

COUNTY & STATE

Clackamas County, Oregon

NEAREST CITY

Boring

APPROXIMATE CENTRE

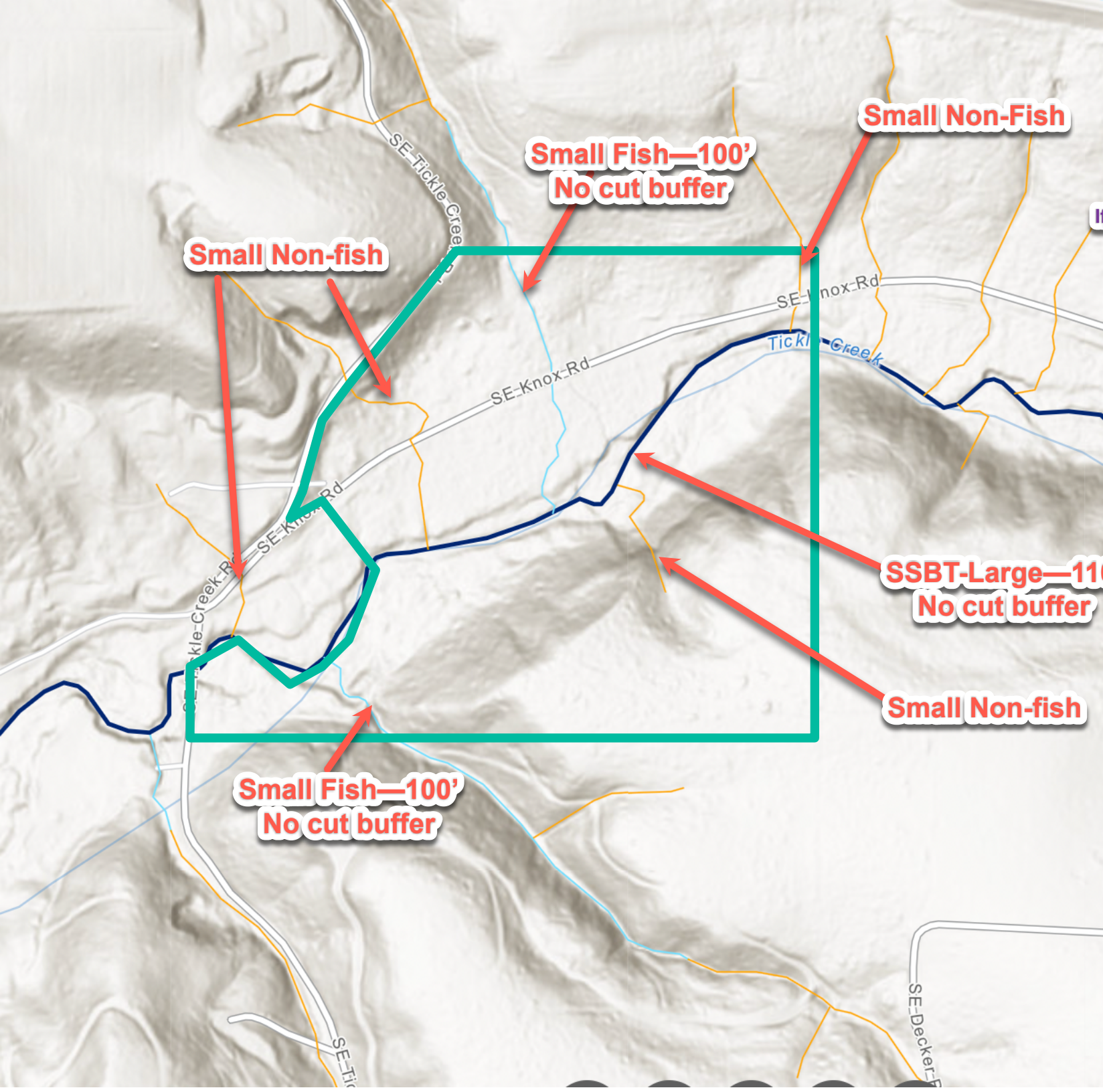
45.40551, -122.35841

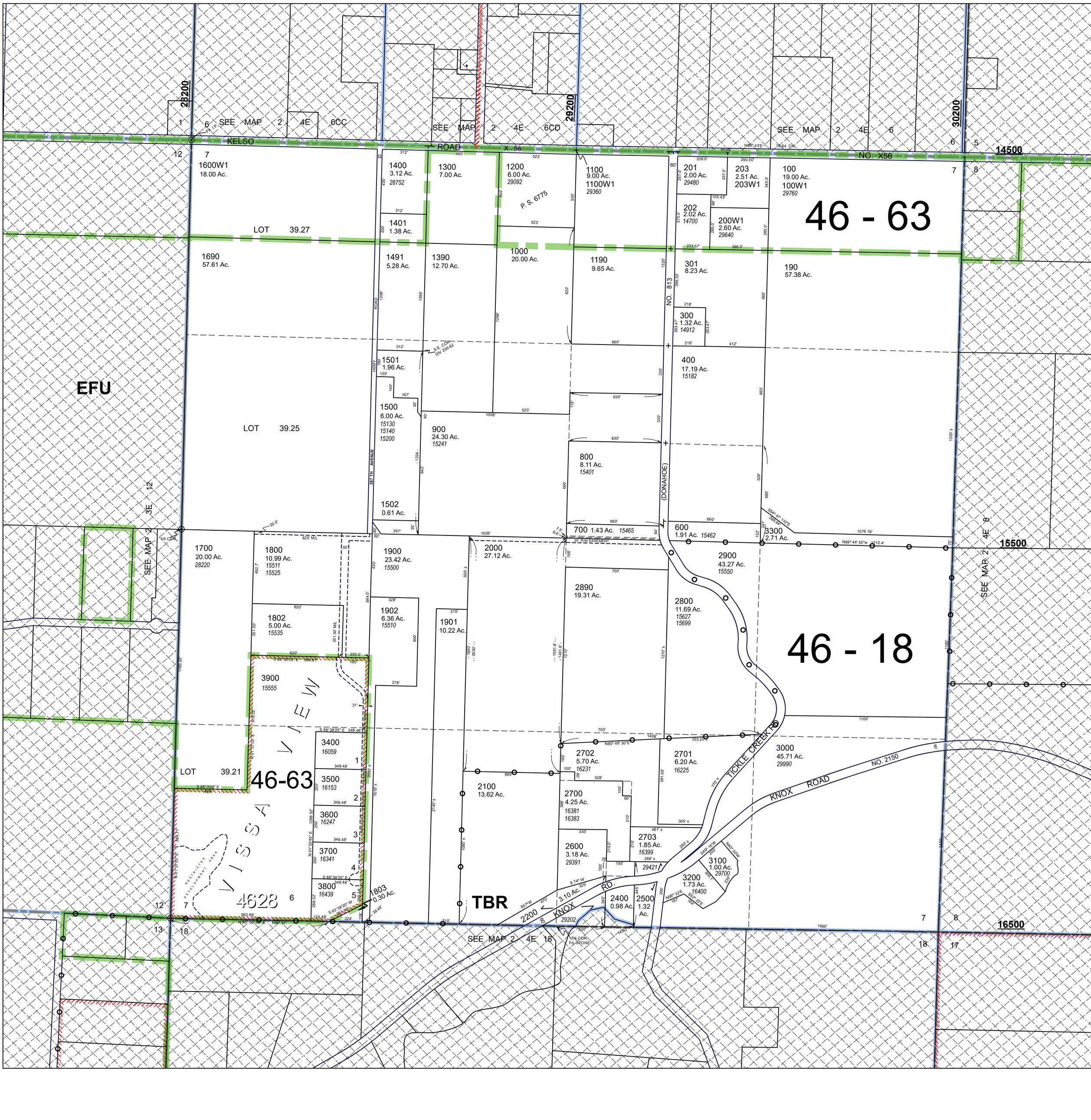
COUNTY TAX PARCEL IDS

00650922

INTERACTIVE MAP

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


Small Non-Fish
Small Fish—100’
No cut buffer
Small Non-fish
SE Knox Rd
SE Knox Rd
Tickle Creek
SSBT-Large—11
No cut buffer
Small Non-fish
Small Fish—100’
No cut buffer
SE Decker


28200
29200
30200
14500
15500
16500
KELSO ROAD
NO. X56
SEE MAP 2 4E 6CC
SEE MAP 2 4E 6CD
SEE MAP 2 4E 6
1600W1 18.00 Ac.
1400 3.12 Ac. 28752
1300 7.00 Ac.
1200 6.00 Ac. 29092
1100 9.00 Ac.
1100W1 29360
201 2.00 Ac. 29480
203 2.51 Ac.
203W1
100 19.00 Ac.
100W1 29760
46 - 63
202 2.02 Ac. 14700
200W1 2.60 Ac. 29640
1401 1.38 Ac.
LOT 39.27
1690 57.61 Ac.
1491 5.28 Ac.
1390 12.70 Ac.
1000 20.00 Ac.
1190 9.65 Ac.
301 8.23 Ac.
190 57.38 Ac.
P.S. 6775
NO. 813
300 1.32 Ac. 14912
400 17.19 Ac. 15182
EFU
1501 1.96 Ac.
1500 6.00 Ac. 15130 15140 15200
900 24.30 Ac. 15241
LOT 39.25
287 TH AVENUE
800 8.11 Ac. 15401
(DONAHOE)
1502 0.61 Ac.
700 1.43 Ac. 15465
600 1.91 Ac. 15462
3300 2.71 Ac.
2900 43.27 Ac. 15550
1700 20.00 Ac. 28220
1800 10.99 Ac. 15511 15525
1900 23.42 Ac. 15500
2000 27.12 Ac.
2890 19.31 Ac.
2800 11.69 Ac. 15627 15699
1802 5.00 Ac. 15535
1902 6.36 Ac. 15510
1901 10.22 Ac.
3900 15555
3400 16059
3500 16153
3600 16247
3700 16341
3800 16439
1803 0.30 Ac.
2100 13.62 Ac.
2702 5.70 Ac. 16231
2701 6.20 Ac. 16225
3000 45.71 Ac. 29990
2700 4.25 Ac. 16381 16383
2703 1.85 Ac. 16399
2600 3.18 Ac. 29391
29421
3100 1.00 Ac. 29700
3200 1.73 Ac. 16400
3.10 Ac.
2400 0.98 Ac.
2500 1.32 Ac.
2200
29202
TICKLE CREEK RD
KNOX ROAD
NO. 2150
KNOX RD.
TBR
46-63
4628
RESTRICTED DEVELOPMENT AREA
SEE MAP 2 3E 12
SEE MAP 2 4E 8
SEE MAP 2 4E 18
1/4 COR.
TM COR Fd. STONE
S.E. COR. DN 239-62
30' R/W EASEMENT
TICKLE CREEK
S.88°38'25" E 584.6'
S.88°38'25" E 348.48'
N.01°37'03" E 883.71'
N.01°33'45" E 1288.52'
S.63°28'20" W 1053.00'
N.85°50'00" E 1087.07'
962.88'
S.88°38'25" E 455'
N.89° 43' E 79.64' CH.
N89° 44' 50"w 1212.4'
S64° 47' 11"E 288.64'
N85° 48' 30" E
S57°W
S 74° W
N66° 32'E
S52° 22'E
S49° 15'W
N40° 30'W
1960'
1320' ±
2092' ±
1610' ±
2140' ±
1080' ±
1224' ±
703.24' ±
775' ±
1100'
1408'
700'
660'
630'
523'
312'
1008'
1396'
1268'
820'
600'
500' ±
844.0'
492.7'
351.30'
620'
278'
1210'
1591.8'
1401.8'
1600'
2630'
1452'
1078.18'
1100'
1960'
1460'
1150'

## 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

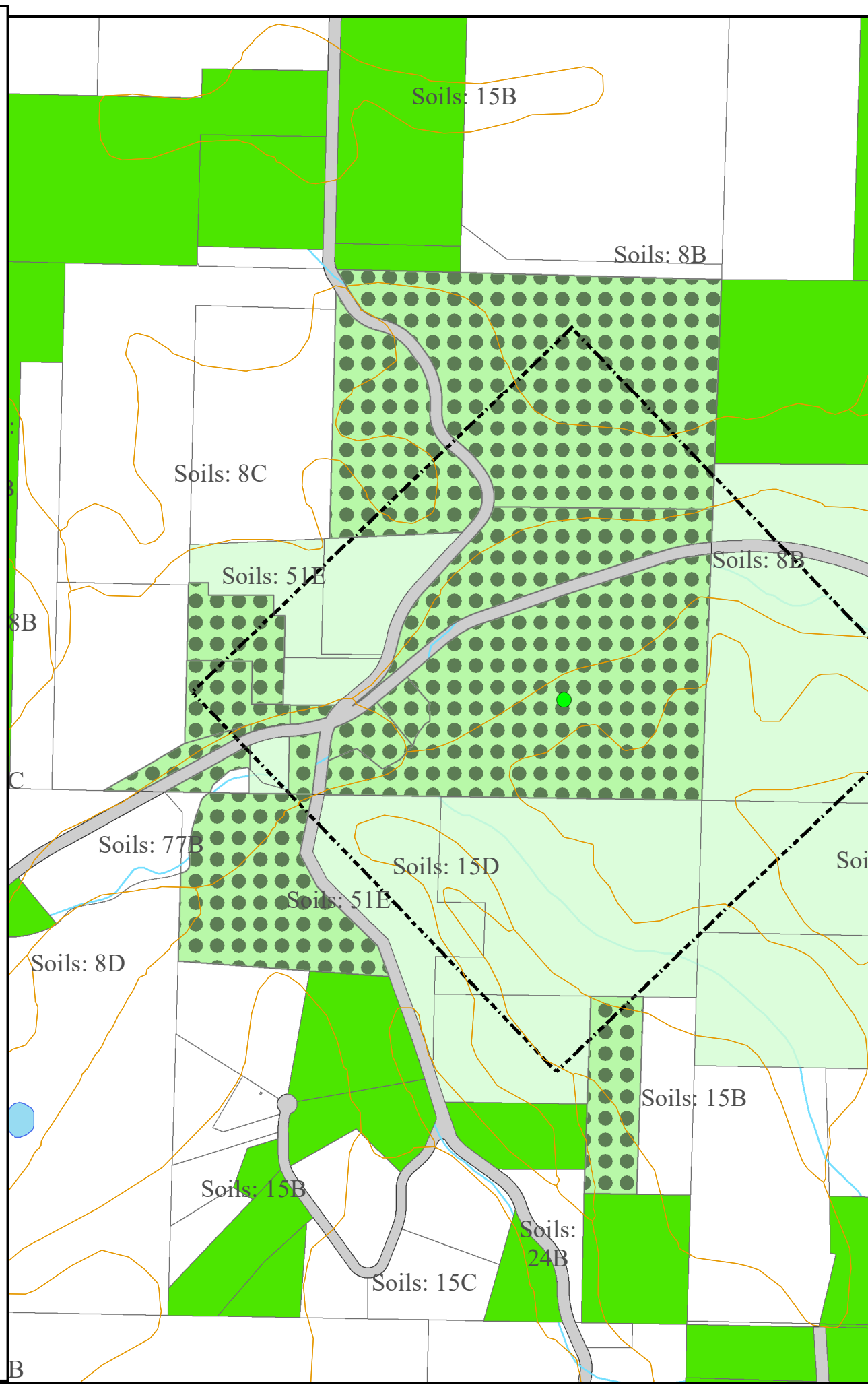
**Drawn By: Joy Fields.ZINFO0142-24**

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.

N W E S

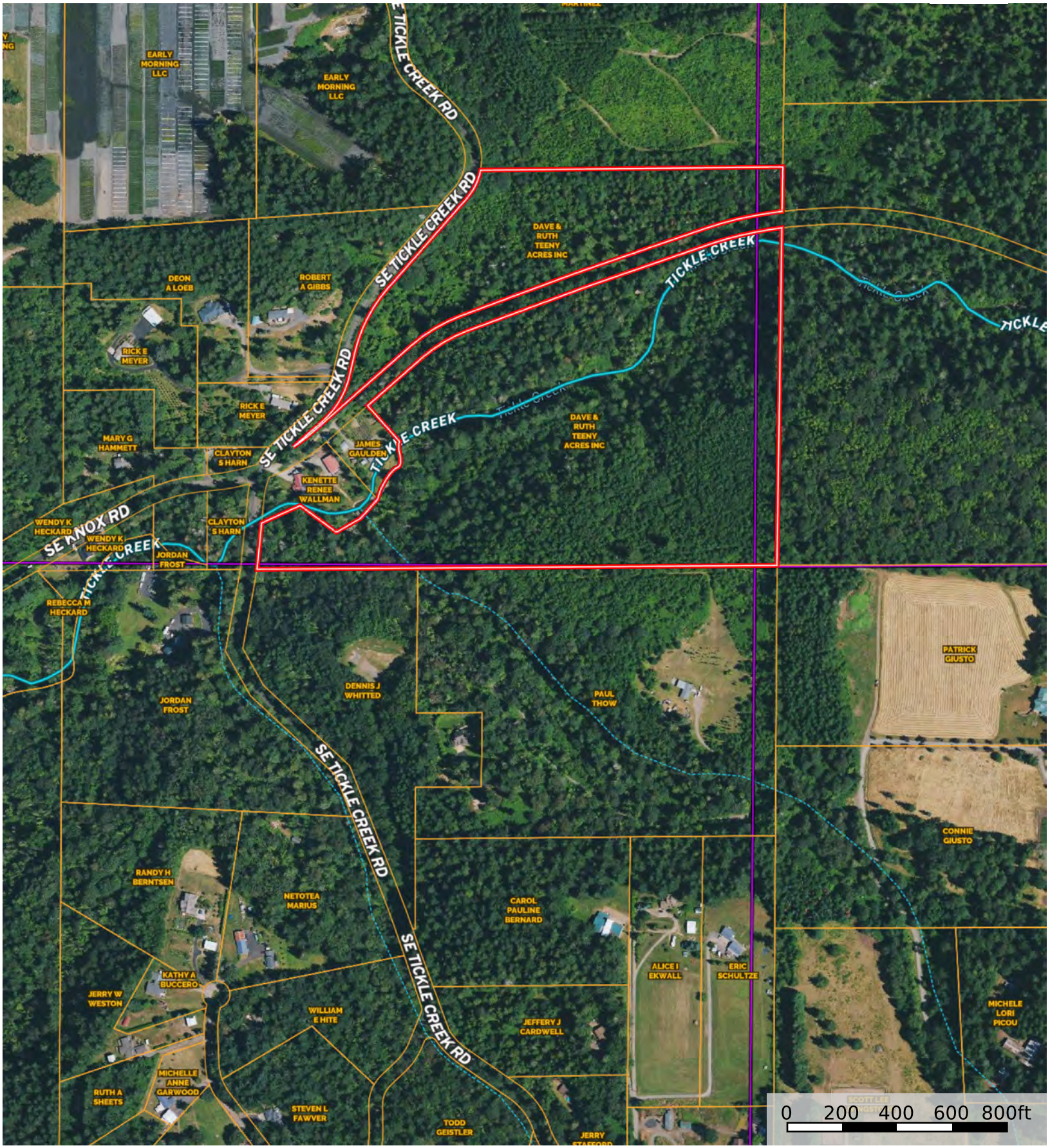
Feet

0 310 620 930 1,240



# Teeny Acres

Clackamas County, Oregon, 47 AC +/-




Road / Trail | Boundary | Boundary | Stream, Intermittent | River/Creek | Water Body

**Jim Bunker**
afmrealestate.com

The information contained herein was obtained from sources deemed to be reliable.
Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

CLACKAMAS COUNTY

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

