

CODE COMPLIANCE OFFICE

Land Use and Right-of-Way Complaint Form



ZV-2021-14224

Exhibit 1

Staff Report

For Office Use Only

Case #: UR-2020-13222

Received: 4-27-2020

COMPLAINT INTAKE AND CONFIDENTIALITY POLICY

Submission of anonymous complaints and/or complainant's unavailability as a witness will result in dismissal of the complaint. The County is required by law to disclose complainant's name if complainant is going to be a witness in an enforcement hearing.

Under Oregon law, the contents of this complaint become a matter of public record and may be disclosed to the public unless disclosure is prohibited or nondisclosure is authorized by law. Complainants bear the burden to know the law governing disclosure of public records. If complainant elects the opportunity provided below to submit complainant's name, home address, personal telephone number and e-mail address on the condition that such information be kept confidential, Multnomah County will not disclose such information unless disclosure is required by law. See *Oregon Revised Statutes (ORS) 192.502 (4)*.

Complainants concerned with personal safety are directed to *ORS 192.445 (1)* and *Oregon Administrative Rules (OAR) 137-004-0800*. Complainants concerned with personal privacy are directed to *ORS 192.502 (2)*.

COMPLAINANT INFORMATION

Name (required): Brad Scott

Address (required): 615 SE Pounder Road, Corbett, Or 97019

Phone (required): (503)-830-3733 Email (optional): _____

I am submitting my name and contact information in confidence (optional).

If requesting confidentiality, reason (required – use additional sheets(s) if needed): _____

ALLEGED VIOLATION INFORMATION

Property Address: 645 SE Pounder Road, Corbett, OR 97019

-or-

Location (If ROW or address is not known): _____

Property Owner/Person Responsible: Heather Moon

Nature of Alleged Violation (It is important to provide as much detail as possible, including photographs or other relevant documentation, if available): _____

Non-permitted property development activity, including significant ground disturbance, excavation and site clearing work. A portion of the activity has occurred in an SEC overlay area.

Continued on next page →

Revised September 2013

Continued Nature of Alleged Violation (if needed): _____

How long has the alleged violation existed? A while.

Yes **No** Is the alleged violation visible from complainant's property? Answering "yes" does not waive any right to exclude people from your property.

Yes **No** Is the alleged violation visible from a public road? If not, what is the best public area viewpoint for inspection? _____

Yes **No** Are there any known or suspected hazards at the location of the alleged violation (e.g., dangerous occupants or animals, criminal activity, etc.)? If yes, describe hazard in detail: _____

⇓⇓ **For Office Use Only** ⇓⇓

Date Received: 4-27-2020

Complaint Source:

- Web Form Email Counter Contact Phone Message Mail

Complaint Type:

- New Complaint Additional Complaint on open case file New Complaint on open case file

New Case #: <u>UR-2020-13222</u>	Existing Case #: _____
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Prior Compliance Cases: _____

Associated Land Use or ROW Cases/Permits: _____

Property Zoning: CFU-4 Property Tax Account #: R994020700

Overlays:

- FD SEC s Tualatin Basin
 GEC WRG Balch Creek Basin
 HDP PAM _____ Known Wetlands

Watercourse: On property Nearby

Include in complaint file: zoning map, aerial photo, & A&T summary







**Department of Community Services
Land Use Planning and Transportation
Program**
1600 SE 190th Ave.
Portland, OR 97233
Ph 503.988.3043
Fax 503.988.3389
Email: land.use.planning@multco.us

This map is based on data from non county sources.
This map is not printed to scale and should not be used for measurement.
Multnomah County cannot accept responsibility for errors, omissions or positional accuracy.
There are no warranties expressed or implied.

Map Comments:
UR-2020-13222
645 SE Pounder Road
R994020700

[Web Layout](#)

Property R341184 Owner MOON,HEATHER L Property Address 645 SE POUNDER RD, CORBETT, OR 97019 2020 Assessed Value **\$367,380**

GENERAL INFORMATION

Property Status A Active
 Property Type RP Residential
 Legal Description SECTION 02 1S 4E, TL 700 2.21 ACRES
 Alternate Account Number R994020700
 Neighborhood R020
 Map Number 1S4E02BA -00700
 Property Use B - RESIDENTIAL IMPROVED
 Levy Code Area 074

RELATED PROPERTIES

Split/Merge data prior to February 6, 2018 is not available online, please call Multnomah County Assessment & Taxation division.

Linked Properties -
 Property Group ID -
 Grouped Properties -
 Split / Merge Date -
 Split / Merge Accounts -
 Split / Merge Message -

OWNER INFORMATION

Owner Name MOON,HEATHER L
 Mailing Address 645 SE POUNDER RD CORBETT, OR 97019-9683

IMPROVEMENTS

⌵ Expand/Collapse All

Improvement #1	Improvement Type	Building Type	Class
-	SINGLE FAMILY RESIDENTIAL	2 OR MORE STY	4P

LAND SEGMENTS

LAND NO	LAND TYPE	LAND SIZE
L1	RES RESIDENTIAL LAND	2.21 acres
TOTALS		96,268 Sq. ft / 2.21 acres

ASSESSED VALUES

YEAR	IMPROVEMENTS	LAND	SPECIAL MARKET / USE	RMV	M5 VALUE	EXEMPTIONS	M50 ASSESSED
2020	\$344,090	\$232,500	- / -	\$576,590	\$576,590		\$367,380
2019	\$328,260	\$227,000	- / -	\$555,260	\$555,260		\$356,680
2018	\$332,160	\$227,000	- / -	\$559,160	\$559,160		\$346,300
2017	\$295,130	\$199,500	\$0 / \$0	\$494,630	\$494,630		\$336,220
2016	\$270,940	\$183,000	\$0 / \$0	\$453,940	\$453,940		\$326,430
2015	\$246,140	\$163,200	\$0 / \$0	\$409,340	\$409,340		\$316,930

2014	\$195,970	\$163,200	\$0 / \$0	\$359,170	\$359,170	\$307,700
2013	\$183,870	\$158,500	\$0 / \$0	\$342,370	\$342,370	\$298,740

SALES HISTORY

DEED	SELLER	BUYER	INSTR #	DATE	CONSIDERATION AMOUNT
SWD	WELLS FARGO BANK NA	MOON,HEATHER L	2011114166	9/23/2011	\$279,000
TRD	FLEMING,SHAWN	WELLS FARGO BANK NA	2011072234	6/17/2011	\$334,183
ERROR	FLEMING,SHAWN	-	2011056929	4/25/2011	\$334,183
BSD	SHAWN FLEMING CONSTRUCTION INC	FLEMING,SHAWN	2005064623	4/13/2005	-
BSD	MOIR,DAVID A	SHAWN FLEMING CONSTRUCTION INC	2005045971	10/12/2004	\$68,000
BSD	ROGERS,SPENCER	MOIR,DAVID A	2005045970	3/17/2005	-
WD	MOIR,DAVID A	ROGERS,SPENCER	2004162239	8/27/2004	\$69,908
BSD	ELLIS,JAY & NAIL,JONAH	MOIR,DAVID A	2003253790	10/23/2003	\$67,850
WD	PITTS,JANET M	ELLIS,JAY & NAIL,JONAH	2002119671	7/2/2002	\$40,000
WD	PHILLIPS,MARY H TR	PITTS,JANET M	BP18510390	9/17/1985	-
JUD	PHILLIPS,MARY H & BLAIR,MARGARET L	PHILLIPS,MARY H TR	C117882	1/24/1974	-
PBE	PHILLIPS,RAYMOND W EST OF	PHILLIPS,MARY H & BLAIR,MARGARET L	C117882	9/16/1974	-
BSD	ELLIS,MELISSA A	ELLIS,JAMES L	2003253789	10/23/2003	-
DEO	PITTS,DENNIS O & JANET M	PITTS,JANET M	11310964	1/25/2001	-
CONT	PHILLIPS,MARY H TR	PITTS,DENNIS O & JANET M	BP11310964	9/1/1976	\$6,920

- If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

TAX SUMMARY

Effective Date: [Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2020	\$4,837.43	\$4,837.43	\$0	\$4,837.43	\$0.00	-	\$0.00
2019	\$4,692.97	\$4,692.97	\$0	\$4,692.97	\$0.00	-	\$0.00
2018	\$4,552.97	\$4,552.97	\$0	\$4,552.97	\$0.00	-	\$0.00
2017	\$4,413.69	\$4,413.69	\$0	\$4,413.69	\$0.00	-	\$0.00
2016	\$4,285.18	\$4,285.18	\$0	\$4,285.18	\$0.00	-	\$0.00
2015	\$4,190.20	\$4,190.20	\$0	\$4,190.20	\$0.00	-	\$0.00
2014	\$4,069.39	\$4,069.39	\$0	\$4,069.39	\$0.00	-	\$0.00
2013	\$4,466.87	\$4,466.87	\$0	\$4,466.87	\$0.00	-	\$0.00
2012	\$4,403.47	\$4,403.47	\$0	\$4,403.47	\$0.00	-	\$0.00
2011	\$4,293.26	\$0.00	\$0	\$4,293.26	\$0.00	-	\$0.00
2010	\$4,233.34	\$0.00	\$0	\$4,233.34	\$0.00	-	\$0.00
2009	\$4,005.86	\$0.00	\$0	\$4,005.86	\$0.00	-	\$0.00
2008	\$3,854.04	\$0.00	\$0	\$3,854.04	\$0.00	-	\$0.00

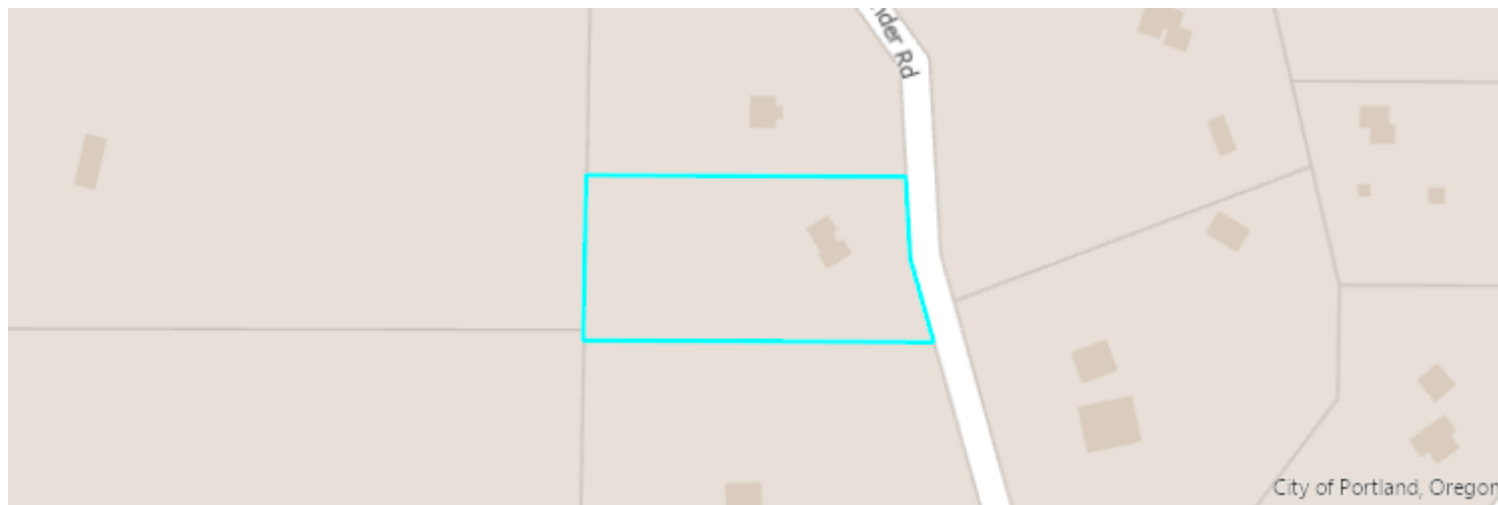
TOTAL TAXES DUE

Current Year Due	\$0.00
Past Years Due	\$0.00
Total Due	\$0.00

[Pay Online](#)

[All Payment Options](#)

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2020	MULT-888840	11-13-2020	\$4,692.31
2019	MULT-427708	11-8-2019	\$4,552.18
2018	MULT-70028	11-6-2018	\$4,416.38
2017	8635687	11-7-2017	\$4,281.28
2016	8322789	11-10-2016	\$4,156.62
2015	7929818	11-5-2015	\$4,064.49
2014	7558234	11-3-2014	\$3,947.31
2013	7238061	11-7-2013	\$4,332.86
2012	6855114	11-2-2012	\$4,271.37
2011	6429769	10-13-2011	\$4,164.46
2010	6138535	11-5-2010	\$4,106.34
2009	5943504	11-19-2009	\$3,885.68
2008	5472691	11-12-2008	\$3,738.42



645 SE POUNDER RD

CORBETT, OR 97019

ASSESSOR

Address	645 SE POUNDER RD
Address2	CORBETT, OR 97019
City	CORBETT
Property ID	R341184
Tax Roll	SECTION 02 1S 4E, TL 700 2.21 ACRES
Use	RESIDENTIAL IMPROVED
Lot	TL 700
County	Multnomah
State ID	1S4E02BA 700
New State ID	1S4E02BA -00700
Alt Account Number	R994020700
Map Number	21S4E OLD
Land Type	RES - RESIDENTIAL LAND
Total Land Area	2.21 acres
Building Area	2,568 sq ft

Owner

Name	MOON,HEATHER L
Address	645 SE POUNDER RD CORBETT, OR 97019-9683
Type	O OWNER (PRIMARY)

Assessor Update Date 05/31/2021 4:20AM

For more information about data updates or discrepancies, please contact Multnomah County Assessment, Recording & Taxation at (503) 988-3326 or dartcs@multco.us.

Sales History & Deed

Sale Date	Type	Instrument	Sale Price
2011-09-23	SWD SPECIALWARRANTY DEED	2011114166	\$279,000.00
2011-09-23	SWD SPECIALWARRANTY DEED	2011114166	\$279,000.00
2011-06-17	TRD TRUSTEE'S DEED	2011072234	\$334,183.00
2011-04-25	ERROR DEED ERROR	2011056929	\$334,183.00
2004-10-12	BSD BARGAIN & SALE DEED	2005045971	\$68,000.00
2004-08-27	WD WARRANTY DEED	2004162239	\$69,908.00
2003-10-23	BSD BARGAIN & SALE DEED	2003253790	\$67,850.00
2002-07-02	WD WARRANTY DEED	2002119671	\$40,000.00
1976-09-01	CONT CONTRACT	BP11310964	\$6,920.00
	BSD BARGAIN & SALE DEED	2003253789	\$0.00
	BSD BARGAIN & SALE DEED	2005045970	\$0.00
	BSD BARGAIN & SALE DEED	2005064623	\$0.00
	DEO DEATH - OTHER	11310964	\$0.00
	JUD JUDGEMENTS	C117882	\$0.00
	PBE PROBATED ESTATE	C117882	\$0.00
	WD WARRANTY DEED	BP18510390	\$0.00

Improvements

Improvement Type SINGLE FAMILY RESIDENTIAL

Improvement Value	\$344,090.00
Building Class	2 OR MORE STY
Actual Year Built	2005
Effective Year Built	2005
Foundation Type	Concrete
Roof Cover Type	COMPOSITION
Heating Ac Type	HEAT PUMP
Plumbing	2 FULL BATHS, 1 HALF BATH
Fireplace Type	BRICK 1
Number Of Segments	5

Segment Number	Segment Type	Class	Area Sq Ft
1	MAIN	4P	1131
2	FIN SECOND	4P	1437
3	ATT GAR	4P	724
4	DECK	4P	160
5	BLACKTOP	4P	1500

Assessment History

Year	Improvements	Land	Special Use	Real Market	Exemptions	Assessed
2020	\$344,090.00	\$232,500.00	\$0.00	\$576,590.00	\$0.00	\$367,380.00
2019	\$328,260.00	\$227,000.00	\$0.00	\$555,260.00	\$0.00	\$356,680.00
2018	\$332,160.00	\$227,000.00	\$0.00	\$559,160.00	\$0.00	\$346,300.00
2017	\$295,130.00	\$199,500.00	\$0.00	\$494,630.00	\$0.00	\$336,220.00
2016	\$270,940.00	\$183,000.00	\$0.00	\$453,940.00	\$0.00	\$326,430.00
2015	\$246,140.00	\$163,200.00	\$0.00	\$409,340.00	\$0.00	\$316,930.00
2014	\$195,970.00	\$163,200.00	\$0.00	\$359,170.00	\$0.00	\$307,700.00

Year	Improvements	Land	Special Use	Real Market	Exemptions	Assessed
2013	\$183,870.00	\$158,500.00	\$0.00	\$342,370.00	\$0.00	\$298,740.00
2012	\$205,780.00	\$163,500.00	\$0.00	\$369,280.00	\$0.00	\$290,040.00
2011	\$222,700.00	\$163,500.00	\$0.00	\$386,200.00	\$0.00	\$281,600.00
2010	\$251,740.00	\$172,500.00	\$0.00	\$424,240.00	\$0.00	\$273,400.00
2009	\$248,490.00	\$172,500.00	\$0.00	\$420,990.00	\$0.00	\$265,440.00
2008	\$288,300.00	\$172,500.00	\$0.00	\$460,800.00	\$0.00	\$257,710.00
2007	\$275,640.00	\$170,000.00	\$0.00	\$445,640.00	\$0.00	\$250,210.00
2006	\$302,420.00	\$135,000.00	\$0.00	\$437,420.00	\$0.00	\$242,930.00
2005	\$62,810.00	\$119,000.00	\$0.00	\$181,810.00	\$0.00	\$106,760.00
2004	\$0.00	\$84,460.00	\$0.00	\$84,460.00	\$0.00	\$60,180.00
2003	\$0.00	\$82,000.00	\$0.00	\$82,000.00	\$0.00	\$58,430.00
2002	\$0.00	\$77,050.00	\$0.00	\$77,050.00	\$0.00	\$56,730.00
2001	\$0.00	\$75,540.00	\$0.00	\$75,540.00	\$0.00	\$55,080.00
2000	\$0.00	\$73,340.00	\$0.00	\$73,340.00	\$0.00	\$53,480.00
1999	\$0.00	\$71,900.00	\$0.00	\$71,900.00	\$0.00	\$51,930.00
1998	\$0.00	\$67,800.00	\$0.00	\$67,800.00	\$0.00	\$50,420.00
1997	\$0.00	\$65,200.00	\$0.00	\$65,200.00	\$0.00	\$48,960.00

Tax Districts

Code	Description
101	PORT OF PORTLAND
139	CORBETT RURAL FIRE DIST #14
147	CORBETT WATER DIST
164	EAST MULT SOIL/WATER - GOV

Code	Description
170	MULTNOMAH COUNTY
176	MULTNOMAH COUNTY LIBRARY
304	MULTNOMAH ESD
308	MT HOOD COMM COLLEGE
316	CORBETT SCHOOL DIST #39
164E	EAST MULT SOIL/WATER - EDU
170H	MULT CO HIST SOCIETY LOC OPT

Tax History

Year	Property Tax	Total Tax
2020	\$4,837.43	\$4,837.43
2019	\$4,692.97	\$4,692.97
2018	\$4,552.97	\$4,552.97
2017	\$4,413.69	\$4,413.69
2016	\$4,285.18	\$4,285.18
2015	\$4,190.20	\$4,190.20
2014	\$4,069.39	\$4,069.39
2013	\$4,466.87	\$4,466.87
2012	\$4,403.47	\$4,403.47
2011	\$4,293.26	\$4,293.26
2010	\$4,233.34	\$4,233.34
2009	\$4,005.86	\$4,005.86
2008	\$3,854.04	\$3,854.04
2007	\$4,006.45	\$4,006.45

Year	Property Tax	Total Tax
2006	\$3,711.57	\$3,711.57
2005	\$1,723.64	\$1,723.64
2004	\$944.66	\$944.66
2003	\$907.64	\$907.64
2002	\$870.25	\$870.25
2001	\$840.66	\$840.66
2000	\$820.02	\$820.02
1999	\$798.05	\$798.05
1998	\$789.99	\$789.99
1997	\$743.61	\$743.61

Tax Maps

Quarter Section	Size
1s4e02ba (Current Property)	42.3 KB
1s4e02	42.0 KB
1s4e02a	97.0 KB
1s4e02b	29.4 KB
1s4e02bb	20.9 KB
1s4e02ca	35.9 KB
1s4e02cb	74.2 KB
1s4e02cc	56.5 KB
1s4e02d	49.0 KB
1s4e02dd	58.4 KB