



First American Title

Customer Service Department
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Date: 01/14/2026

OWNERSHIP INFORMATION

Owner: Keerbs Holdings LLC
CoOwner:

Site: 3678 SW Golf Course Rd Cornelius OR 97113
Mail: 2705 NW 14th St Battle Ground WA 98604

Parcel #: R430144
Ref Parcel #: 1S3100000402
TRS: 01S / 03W / 10 / SW
County: Washington

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 033000 Block: 1001
Neighborhood: Cpo 15 Fern Hill
School Dist: 1J Hillsboro
Impr Type: R1 - Residence Single Family
Subdiv/Plat:
Land Use: 5515 - Specially Assessed - Zoned Farmland - Improved
Std Land Use: 7001 - Farm land
Zoning: Washington Co.-EFU - Exclusive Farm Use District
Lat/Lon: 45.49403604 / -123.04416203
Watershed: Scoggins Creek-Tualatin River
Legal: ACRES 39.89, POTENTIAL ADD'L TAX LIABILITY

ASSESSMENT AND TAXATION

Market Land: \$266,000.00
Market Impr: \$203,550.00
Market Total: \$723,080.00 (2025)
% Improved: 28.00%
Assessed Total: \$319,190.00 (2025)
Levy Code: 7.25
Tax: \$3,993.79 (2025)
Millage Rate: 12.9440
Exemption:
Exemption Type:

PROPERTY CHARACTERISTICS

Bedrooms: 2	Total SqFt: 1,489 SqFt	Year Built: 1971
Baths, Total: 2	First Floor:	Eff Year Built: 1974
Baths, Full:	Second Floor:	Lot Size Ac: 39.89 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 1,737,608 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces: 1	Attic Fin:	Roof Material: Composition Shingle
Cooling: Yes	Attic Unfin:	Roof Shape:
Heating: Forced air unit	Attic Total:	Ext Walls: Wood
Building Style:	Garage: Attached Garage 528 SqFt	Const Type: Wood

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
KEERBS HOLDINGS LLC	12/24/2025	58315		Personal Representatives Deed		Conv/Unk
Muriel Ing	09/01/1984		\$175,000.00	Deed		Conv/Unk

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