



Property Profile

Prepared For:
John Lee
Lee Real Estate - Farms & Acreage

Property Address:
68499 Kunze Ln., Boardman, OR 97818
Property Parcel Number:
4N2414-300

Includes the following:

- Last Vesting Document
- Tax Information
- Plat Map

Prepared by:
Brianna Earley

Please email your customer service requests to csnortheastoregon@amerititle.com

Serving Baker, Gilliam, Hood River, Morrow, Sherman, Umatilla and Wasco Counties!

The following information is provided at no cost and is for informational purposes only. This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, the company assumes no liability for any errors or omissions contained herein.

Morrow County
2025 Real Property Assessment Report
 Account 4247

Map 4N2414-00-00300
Code - Tax ID 2504 - 4247

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing HOLBROOK, DENNIS & JULIANNA
 68499 KUNZE LN
 BOARDMAN OR 97818-9605

Deed Reference # 2011-29253
Sales Date/Price 12-06-2011 / \$1
Appraiser KELSEY GREENUP-FENNERN

Property Class 559 **MA SA NH**
RMV Class 409 02 00 00W

Site	Situs Address	City
	68499 KUNZE LN	BOARDMAN

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
2504	Land	515,260			0	
	Impr	192,620			0	
	Code Area Total	707,880	124,800	136,471	0	
	Grand Total	707,880	124,800	136,471	0	

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
2504	3			EF	Farmland - EFU Zone	112	3.60 AC	5	006*	42,460
	4			EF	Farmland - EFU Zone	112	1.00 AC	HS2W	006*	11,780
	1			EF	Farmland - EFU Zone	112	34.20 AC	WE5	006*	403,210
					Site Development - SPA	112				57,810
					Code Area Total		38.80 AC			515,260

Improvement Breakdown										
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV	
2504	2	1999	396	DECKS-PATIOS-PORCHES	112	0			3,040	
	3	1995	051	MOBILE HOME, CL-5 SINGLE WIDE	112	1,466		E-65379	102,360	
	7	2008	335	CLASS 5 MULTI-PURPOSE SHED	112	160			5,730	
	8	2017	315	CLASS 5 FEEDER BARN	112	1,728			79,490	
	9		194	RESIDENTIAL - MISC	100	0			2,000	
				Code Area Total		3,354			192,620	

Exemptions / Special Assessments / Notations
Notations
■ POTENTIAL ADDITIONAL TAX LIABILITY

STATEMENT OF TAX ACCOUNT
MORROW COUNTY TAX COLLECTOR
P.O. BOX 247
HEPPNER, OR 97836
(541) 676-5607

10-Mar-2026

HOLBROOK, DENNIS & JULIANNA
68499 KUNZE LN
BOARDMAN OR 97818-9605

Tax Account #	4247	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	2504
Situs Address	68499 KUNZE LN BOARDMAN OR 97818	Interest To	3/15/2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2025	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,206.28	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,789.73	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,734.64	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,687.81	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,663.98	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,701.83	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,449.87	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,723.28	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,534.19	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,463.05	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,568.07	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,399.43	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,390.96	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,376.46	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,374.92	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,303.96	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,182.57	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,101.83	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,071.14	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,226.88	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,177.30	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,119.10	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$610.78	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$576.34	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$562.77	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$503.40	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$205.07	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$201.79	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$202.02	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$287.30	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$205.96	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$56.49	Nov 15, 1994
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$35,659.20	

STATEMENT OF TAX ACCOUNT
MORROW COUNTY TAX COLLECTOR
P.O. BOX 247
HEPPNER, OR 97836
(541) 676-5607

10-Mar-2026

HOLBROOK, DENNIS & JULIANNA
68499 KUNZE LN
BOARDMAN OR 97818-9605

Tax Account #	4247	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	2504
Situs Address	68499 KUNZE LN BOARDMAN OR 97818	Interest To	3/15/2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
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Morrow County
2025 Manufactured Structure Assessment Report
 Account 65379

Code - Tax ID 2504 - 4247
Mailing HOLBROOK, DENNIS & JULIANNA
 68499 KUNZE LN
 BOARDMAN OR 97818

Tax Status Assessable
Account Status Active
Subtype Exempt
Home ID
X Number
Exempt # 2004-11221
Appraiser KELSEY GREENUP-FENNERN

Situs Address	City
68499 KUNZE LN	BOARDMAN

Value Summary						
Code Area	RMV	MAV	AV	Trend	RMV Exception	CPR
2504	\$102,360	\$65,770	\$65,770	112 %		

Manufactured Structure						
VIN #		Stat Class	051	+		
Brand	GUERDON	Condition				
Model		MA / SA / NH	02 / 00 / 00W			
Year Built	1995	Rooms	3-BD,2-FB,1-U,1-DR,1-LR,1-KT			
Sticker #						

Real Property						
Real Account ID	4247	MA / SA / NH	02 / 00 / 00W			
Map	4N2414-00-00300	Property Class	559			
Park Name		RMV Class	409			
Comments						

Floors						
Description	Class	Sqft	Dimensions	Heating		RMV
First Floor	5	938	14 X 67	HEAT-MS: HEAT PUMP		21,290
Addition	5	528	22 X 24	HEAT-MS: HEAT PUMP		26,402

Inventory						
	Size/Qty	RMV		Size/Qty	RMV	
PLBG: FULL BATH	2	0	EXT WALL: WOOD - ALL TYPES	528	0	
EXT WALL: WOOD - ALL TYPES	938	0	FOUNDATION: CONCRETE FOR MS	92	3,365	
FOUNDATION: AVG SKIRTING	162	428	FLOOR COVER: CARPET/RESILIENT	528	0	
FLOOR COVER: CARPET/RESILIENT	938	0	HEAT-MS: HEAT PUMP	528	2,466	
HEAT-MS: HEAT PUMP	938	1,431	ROOF COVER: ARCH SHINGLE-MED	528	90	
ROOF COVER: ARCH SHINGLE-MED	938	93	ROOF STYLE: GABLE	528	0	
ROOF STYLE: GABLE	938	0				
Total Inventory RMV					7,873	

Morrow County
2025 Manufactured Structure Assessment Report
Account 65379

Exemptions / Special Assessments / Notations

Comments	MOBILE HOME, CL-5 SINGLE WIDE TITLE EXEMPT 2004-11221 1999 addition 22x24
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1028-220W

Until a change is requested all tax statements should be sent to the Grantee's address

Grantor:
Dennis Holbrook
68499 Kunze Lane
Boardman, OR 97818

Grantee:
Dennis Holbrook
Julianna Holbrook
68499 Kunze Lane
Boardman, OR 97818

After Recording Please Return to:
Dennis Holbrook
Julianna Holbrook
68499 Kunze Lane
Boardman, OR 97818
C/O MID COLUMBIA TITLE CO.
P.O. BOX 290
BOARDMAN OR 97818

MORROW COUNTY, OREGON **2011-29253**
D-BS
Cnt=1 Stn=1 TC **12/06/2011 02:17:19 PM**
\$5.00 \$11.00 \$15.00 \$10.00 **\$41.00**



I, Bobbi Childers, County Clerk for Morrow County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.
Bobbi Childers - County Clerk



BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS THAT, DENNIS HOLBROOK, *Grantor*, does hereby grant, bargain, sell and convey unto DENNIS HOLBROOK AND JULIANNA HOLBROOK, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, *Grantees*, the following described tract of land in the County of Morrow, and State of Oregon, more particularly described as follows:

The Southeast Quarter of the Southeast Quarter of Section 14, Township 4 North, Range 24, East of the Willamette Meridian, in the County of Morrow and State of Oregon EXCEPTING THEREFROM all roads and road right of ways .

TO HAVE AND TO HOLD the granted premises unto the said Grantees, its heirs and assigns forever.

THE TRUE AND ACTUAL CONSIDERATION IS: \$ 1.00

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated: 10/21/11

Dennis Holbrook
DENNIS HOLBROOK

STATE OF OREGON
COUNTY OF MORROW

This instrument was acknowledged before me this 21 day of October, 2011 by DENNIS HOLBROOK.

Emerald A. M. Lantis
Notary Public for the State of OREGON
My Commission Expires:

