

Property Detail Report

68499 Kunze Ln, Boardman, OR 97818-9605

APN: R04247

Morrow County Data as of: 02/20/2026

Owner Information

Owner Name: Holbrook Dennis / Holbrook Julianna
Vesting:
Mailing Address: 68499 Kunze Ln, Boardman, OR 97818-9605
Occupancy: Owner Occupied

Location Information

Legal Description: Property:R4247
APN: R04247
Munic / Twnshp:
Subdivision:
Neighborhood:
Elementary School: Sam Boardman Eleme...
Latitude: 45.82144
County: Morrow, OR
Census Tract / Block: 970101 / 3059
Legal Lot / Block:
Legal Book / Page:
School District: Morrow School District 1
Middle School: Riverside Junior/S...
High School: Riverside Junior/S...
Alternate APN: 04N24E14-00300
Twnshp-Rng-Sec: 04N-24E-14
Tract #:
School District:
Middle School:
Longitude: -119.77371

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:
Buyer Name:
Price:
Seller Name:
Transfer Doc #:
Deed Type:

Last Market Sale

Sale / Rec Date:
Multi / Split Sale:
1st Mtg Amt / Type:
2nd Mtg Amt / Type:
Seller Name:
Lender:
Sale Price / Type:
Price / Sq. Ft.:
1st Mtg Rate / Type:
2nd Mtg Rate / Type:
Deed Type:
New Construction:
1st Mtg Doc #:
Sale Doc #:
N/A
N/A
Title Company:

Prior Sale Information

Sale / Rec Date:
1st Mtg Amt / Type:
Prior Lender:
Sale Price / Type:
1st Mtg Rate / Type:
Prior Deed Type:
Prior Sale Doc #:
N/A

Property Characteristics

Gross Living Area: 1,466 Sq. Ft.
Living Area: 1,466 Sq. Ft.
Total Adj. Area:
Above Grade: 1,466 Sq. Ft.
Basement Area:
Style:
Foundation: Wood
Quality:
Condition:
Total Rooms: 9
Bedrooms: 3
Baths (F / H): 2 /
Pool:
Fireplace:
Heating: Heat Pump
Exterior Wall: Wood Siding
Construction Type:
Year Built / Eff: 1999
Stories:
Parking Type:
Garage #:
Garage Area:
Porch Type: Patio/Porch
Patio Type:
Roof Type: Shed
Roof Material: Shingle

Site Information

Land Use: Mobile Home
State Use: 559 - Farm/Mobi...
County Use: 409 - Tract/Mobi...
Site Influence:
Flood Zone Code: X
Community Name: Morrow County
Lot Area: 1,690,128 Sq. Ft.
Lot Width / Depth:
Usable Lot:
Acres: 38.8
Flood Map #: 41049C0125D
Flood Panel #: 0125D
Zoning: EF
of Buildings: 1
Res / Comm Units:
Water / Sewer Type:
Flood Map Date: 12/18/2007
Inside SFHA: False

Tax Information

Assessed Year: 2025
Tax Year: 2025
Tax Area: 2504
Property Tax: \$2,206.28
Exemption:
Assessed Value: \$136,471
Land Value:
Improvement Value:
Improved %:
Delinquent Year:
Market Total Value: \$707,880
Market Land Value: \$515,260
Market Imprv Value: \$192,620
Market Imprv %: 27.21%

Sales Comparables

68499 Kunze Ln, Boardman, OR 97818-9605

APN: R04247

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Subject Property
68499 Kunze Ln, Boardman, OR 97818-9605

Sale Price / Type:
 Sale / Rec Date:

Sale Doc #:

Year Built / Eff: 1999 /
 Assessed Value: \$136,471
 Land Use: Mobile Home
 Owner Name: Holbrook Dennis / Holbrook Julianna
 Mailing Address: 68499 Kunze Ln, Boardman, OR 97818-9605
 County: Morrow
 APN: R04247
 Subdivision:
 Census Tct / Blk: 970101 / 3059
 1st Mtg / Type:
 Res / Comm Units:

Lot Area: 1,690,128 Sq. Ft.
 Living Area: 1,466 Sq. Ft.
 Pool:

Bedrooms: 3
 Baths (F / H): 2 / 0
 Total Rooms: 9

Zoning: EF
 Acres: 38.80

Stories:
 Roof Material: Shingle

Cooling:
 Fireplace:
 Parking Type:
 Flood Zone X
 Code:

Prior Sale Price:
 Prior Sale Date:
 Prior Rec Date:
 Prior Sale Doc #:

Search Criteria

Months Back: 60 Distance From Subject: 5 mi
 Living Area +/- Land Use: Same As Subject
 Difference:

2 Comparable Properties Found

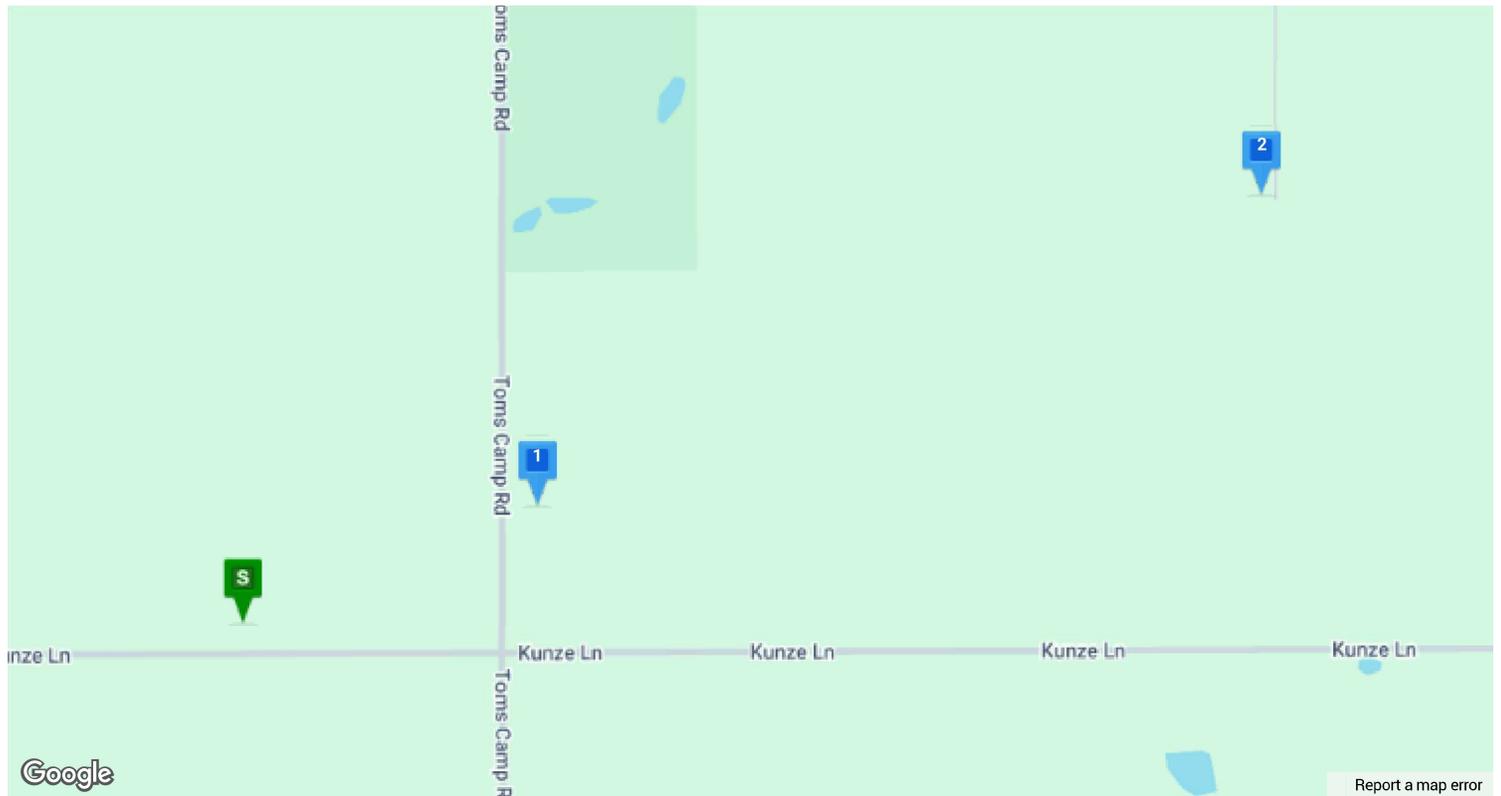
COMPARABLE PROPERTY SUMMARY				
	Subject	Low	Average	High
Price		\$197,442	\$371,221	\$545,000
Living Area	1,466	1,880	1,938	1,996
Price / Sq. Ft.		\$99	\$194	\$290
Bedrooms	3	3	3	3
Baths	2	2	2	2
Lot Area	1,690,128 Sq. Ft.	831,996 Sq. Ft.	1,300,266 Sq. Ft.	1,768,536 Sq. Ft.
Stories		1	1	1
Year Built	1999	2002	2004	2006
Distance		0.20 mi	0.46 mi	0.72 mi

Sales Comparables

68499 Kunze Ln, Boardman, OR 97818-9605

APN: R04247

Morrow County Data as of: 02/20/2026



Google

[Report a map error](#)

Subject Property Comparables

COMPARABLES

#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$/ Sq. Ft.	Bds / Bths	Lot Size	Age
1	0.20		76825 Toms Camp Rd, Boardman, OR 97818-9677	10/27/2022	\$545,000			1,880	\$290	3 / 2	831,996	20
2	0.72		68930 Wilson Ln, Boardman, OR 97818	02/24/2024	\$197,442			1,996	\$99	3 / 2	1,768,536	24

L: Listed R: REO RS: REO Sale SS: Short Sale D: Default A: Auction



Comp #1 - 0.20 Miles From Subject
76825 Toms Camp Rd, Boardman, OR 97818-9677

Sale Price / Type: \$545,000 / Confirmed
 Sale / Rec Date: 10/27/2022 / 10/31/2022

Sale Doc #: 2022.52149

Year Built / Eff: 2006 /
 Assessed Value: \$262,313
 Land Use: Mobile Home
 Owner Name: Betts Robert D / Betts Monica
 Mailing Address: 76825 Toms Camp Rd, Boardman, OR 97818-9677
 County: Morrow
 APN: R04236
 Subdivision:
 Census Tct / Blk: 970101 / 3060
 1st Mtg / Type: \$360,000 / Veterans Affairs
 Res / Comm Units:

Lot Area: 831,996 Sq. Ft.
 Living Area: 1,880 Sq. Ft.
 Pool:
 Zoning: FR
 Acres: 19.10
 Cooling:
 Fireplace:
 Parking Type: Attached Garage
 Flood Zone: X
 Code:

Bedrooms: 3
 Baths (F / H): 2 / 0
 Total Rooms: 10
 Stories: 1
 Roof Material: Metal
 Prior Sale Price:
 Prior Sale Date:
 Prior Rec Date:
 Prior Sale Doc #:



Comp #2 - 0.72 Miles From Subject
68930 Wilson Ln, Boardman, OR 97818

Sale Price / Type: \$197,442 / Confirmed
 Sale / Rec Date: 02/24/2024 / 03/14/2024

Sale Doc #: 2024.54223

Year Built / Eff: 2002 /
 Assessed Value: \$167,906
 Land Use: Mobile Home
 Owner Name: Sandlin Ricky L
 Mailing Address: Po Box 993, Molalla, OR 97038-993
 County: Morrow
 APN: R04228
 Subdivision:
 Census Tct / Blk: 970101 / 2015
 1st Mtg / Type:
 Res / Comm Units:

Lot Area: 1,768,536 Sq. Ft.
 Living Area: 1,996 Sq. Ft.
 Pool:
 Zoning: EF
 Acres: 40.60
 Cooling:
 Fireplace:
 Parking Type:
 Flood Zone: X
 Code:

Bedrooms: 3
 Baths (F / H): 2 / 0
 Total Rooms: 10
 Stories: 1
 Roof Material: Metal
 Prior Sale Price:
 Prior Sale Date:
 Prior Rec Date:
 Prior Sale Doc #:

Transaction History Basic

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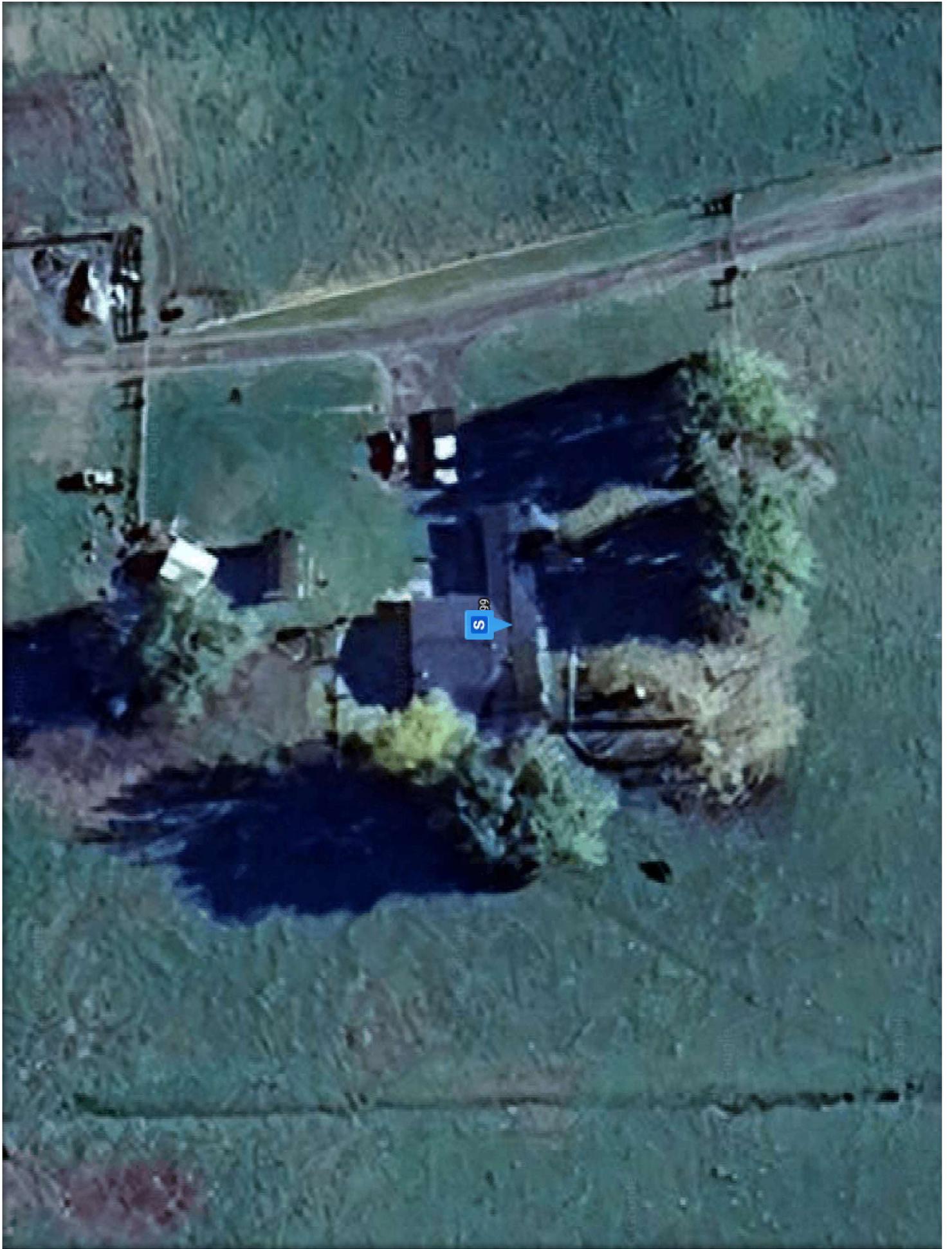
Current Owner: Holbrook Dennis / Holbrook Julianna

Vesting:

Date	Type	Amount	Borrower(s)	Lender	Buyer	Seller
11/30/2018	Trust Deed/Mortgage	\$70,000	Holbrook Dennis / Holbrook Julianna	Old West FCU		
	Loan Type:		Doc Type: Trust Deed/Mortgage		Doc #: 2018.43407	
	Rate Type: Est		Rate: 4.8000		Term: 10 Years	

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68499 Kunze Ln, Boardman, C X Q

Show search results for 684...

101

04N24E14

202

300

Morrow County

201

200

100

04N24E23

400

4 Degrees

