



# Cowlitz County Property Information

Property ID: 3002546

Parcel: EH2320001

Site Address: 304 S DUBOIS RD

## Owner Information

**Owner:** REID LIVING TRUST  
**Mailing Address:** 304 S DUBOIS RD  
ARIEL, WA 98603

## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 0.5800  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 656 (KINGS TRACTS UNRECORDED) -1 23 -6N -2E WAS  
T-3N PARCEL EH2303061 1974 AND PRIOR YRS.  
**Sect/Township/Range:** 23-6N-2E  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** LEWIS RIVER RD  
**Tax Code Area:** 940

## Current Assessed Values For 2025

**Land Value:** \$227,300  
**Improvement Value:** \$494,400  
**Current Use:** \$0  
**Total Assessed Value:** \$721,700

## Current Taxes For 2026 Payable Year

**Taxes:** \$7,229.69  
**Assessments:** \$37.02  
**Total Charges:** \$7,266.71  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$7,266.71

## Photos





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### Property Details

<b>Year Built - SFR (ADU)</b>	1940
<b>Area (SQFT) - SFR FIRST</b>	504
<b>Baths (Full)</b>	1
<b>Bedrooms</b>	1
<b>Year Built - SFR</b>	2016
<b>Area (SQFT) - SFR GAR_ATT</b>	884
<b>Area (SQFT) - SFR FIRST</b>	1,734
<b>Area (SQFT) - SFR BAS_FIN_V2</b>	850
<b>Baths (Full)</b>	2
<b>Baths (Half)</b>	1
<b>Bedrooms</b>	2