



# Cowlitz County Property Information

Property ID: 3004822 Parcel: WC0108007 Site Address: 2445 KALAMA RIVER RD

## Owner Information

**Owner:** ANNETT SAMUEL/GERALYN M  
**Mailing Address:** 7419 N SEWARD AVE  
PORTLAND, OR 97217

## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 0.7500  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 1 -6N -1W T-8C-2 .

**Sect/Township/Range:** 1-6N-1W  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** KALAMA RIVERFRONT  
**Tax Code Area:** 715

## Current Assessed Values For 2025

**Land Value:** \$201,670  
**Improvement Value:** \$343,910  
**Current Use:** \$0  
**Total Assessed Value:** \$545,580

## Current Taxes For 2026 Payable Year

**Taxes:** \$4,950.24  
**Assessments:** \$37.08  
**Total Charges:** \$4,987.32  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$4,987.32

## Photos





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### Property Details

<b>Year Built - DET_GAR_WD</b>	2004
<b>Area (SQFT) - DET_GAR_WD FIRST</b>	1,152
<b>Area (SQFT) - DWD SECOND_LIV</b>	1,152
<b>Baths (Full)</b>	1
<b>Year Built - SFR</b>	1965
<b>Area (SQFT) - SFR FIRST</b>	984
<b>Baths (Full)</b>	1
<b>Bedrooms</b>	1