



# Cowlitz County Property Information

Property ID: 3004876

Parcel: WC0404001

Site Address: 1319 MODROW RD

## Owner Information

**Owner:** LORD WILLIAM H/MARY E TRUST  
**Mailing Address:** PO BOX 384  
KALAMA, WA 98625

## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 154.9500  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 4 -6N -1W T-4,6,7,7A,14 DESIGNATED FOREST LAND  
RCW 84.33 EXC T-7A OWNERS SEG 607 EXC T-7B FEE  
**Sect/Township/Range:** 4-6N-1W  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** KALAMA RIVER RD  
**Tax Code Area:** 765

## Current Assessed Values For 2025

**Land Value:** \$92,250  
**Improvement Value:** \$463,740  
**Current Use:** \$24,800  
**Total Assessed Value:** \$580,790

## Current Taxes For 2026 Payable Year

**Taxes:** \$5,280.79  
**Assessments:** \$104.34  
**Total Charges:** \$5,385.13  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$5,385.13

## Photos





## Cowlitz County Property Information

Property ID: 3004876

Parcel: WC0404001

Site Address: 1319 MODROW RD

---

### Property Details

<b>Year Built - DET_GAR_MET</b>	1965
<b>Area (SQFT) - DET_GAR_MET FIRST</b>	640
<b>Year Built - DET_GAR_WD</b>	1987
<b>Area (SQFT) - DET_GAR_WD FIRST</b>	432
<b>Year Built - SFR</b>	1987
<b>Area (SQFT) - SFR GAR_ATT</b>	440
<b>Area (SQFT) - SFR BAS_FIN</b>	728
<b>Area (SQFT) - SFR FIRST</b>	1,344
<b>Baths (Full)</b>	2
<b>Bedrooms</b>	3