



Cowlitz County Property Information

Property ID: 3005467 Parcel: WC2104002 Site Address: 425 SAUER RD

Owner Information

Owner: MAGNUSON JOY ALLISON
Mailing Address: PO BOX 158
KALAMA, WA 98625

General Property Info

Jurisdiction: COWLITZ
Acres: 6.1900
Curr Assmt Yr: 2025
Abbr Prop Ref: 21 -6N -1W T-4A EXC T-4A-1 FEE 466589 EXC T-4A-2 FEE 566542 EXC T-4A-3 FEE 813402.
Sect/Township/Range: 21-6N-1W
Property Use: MOBILE HOME ON LAND
Neighborhood: KALAMA RURAL - N WOODLAND
Tax Code Area: 765

Current Assessed Values For 2025

Land Value: \$169,120
Improvement Value: \$105,430
Current Use: \$0
Total Assessed Value: \$274,550

Current Taxes For 2026 Payable Year

Taxes: \$2,496.32
Assessments: \$49.41
Total Charges: \$2,545.73
First Half: \$0.00
Second Half: \$0.00
Total Paid: \$0.00
Total Due: \$2,545.73

Photos





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Property Details

Year Built - MH_LAND_PKG	1971
Area (SQFT) - MH_LAND_PKG FIRST	1,344
Baths (Full)	2
Bedrooms	3
Year Built - DET_GAR_MET	2007
Area (SQFT) - DET_GAR_MET FIRST	960
Year Built - DET_GAR_MET	1971
Area (SQFT) - DET_GAR_MET FIRST	1,080