



# Cowlitz County Property Information

Property ID: 3006404

Parcel: WD0103038

Site Address: 167 WAGNER RD

## Owner Information

**Owner:** OSBORN CHAD/JENNIFER  
**Mailing Address:** 1100 S 4TH AVE  
KELSO, WA 98626-2127

## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 9.8000  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 1 -7N -1W T-14K,14K-1 AKA ROS 2/236 TR 30,33 EXC  
WAGNER RD FEE 830502048 EXC T-4G,14K-1,14K-2 OWN  
**Sect/Township/Range:** 1-7N-1W  
**Property Use:** PARCEL W/ OTHER IMPROVEMENT TYPE  
**Neighborhood:** ROSE VALLEY EAST  
**Tax Code Area:** 860

## Photos



## Current Assessed Values For 2025

**Land Value:** \$113,970  
**Improvement Value:** \$19,070  
**Current Use:** \$0  
**Total Assessed Value:** \$133,040

## Current Taxes For 2026 Payable Year

**Taxes:** \$1,348.45  
**Assessments:** \$50.49  
**Total Charges:** \$1,398.94  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$1,398.94



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