



# Cowlitz County Property Information

Property ID: 3006926 Parcel: WD0815012 Site Address: 261 ROSE GARDEN LN

## Owner Information

**Owner:** GRAHNERT CHRIS J/CHERI L  
**Mailing Address:** 261 ROSE GARDEN LN  
KELSO, WA 98626-6407

## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 2.0000  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 8 -7N -1W CC18019 LOT 1 FKA T-14C-2,15E-1,15E-2A,15G  
EXC T-15B EXC T-15D EXC T-15E FEE 675028 EXC T-15  
**Sect/Township/Range:** 8-7N-1W  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** ROSE VALLEY - CARROLLS  
**Tax Code Area:** 860

## Current Assessed Values For 2025

**Land Value:** \$119,730  
**Improvement Value:** \$726,650  
**Current Use:** \$0  
**Total Assessed Value:** \$846,380

## Current Taxes For 2026 Payable Year

**Taxes:** \$8,578.62  
**Assessments:** \$42.80  
**Total Charges:** \$8,621.42  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$8,621.42

## Photos





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### Property Details

<b>Year Built - SFR</b>	2023
<b>Area (SQFT) - SFR FIRST</b>	2,654
<b>Area (SQFT) - SFR GAR_ATT</b>	580
<b>Area (SQFT) - SFR ATTIC_UF</b>	511
<b>Baths (Full)</b>	2
<b>Baths (Half)</b>	1
<b>Bedrooms</b>	3
<b>Year Built - DET_GAR_WD</b>	2025
<b>Area (SQFT) - DET_GAR_WD FIRST</b>	2,520