



# Cowlitz County Property Information

Property ID: 3007297 Parcel: WD1707008 Site Address: 246 KARI JO LN

## Owner Information

**Owner:** RICHARDS KEITH J/KELLY  
**Mailing Address:** 246 KARI JO LN  
KELSO, WA 98626

## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 4.5600  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 17 -7N -1W T-33,33D-1 EXC T-33A FEE 612075 EXC T-33B FEE 652690 EXC T-33C FEE 695547 EXC T-33D FEE  
**Sect/Township/Range:** 17-7N-1W  
**Property Use:** MOBILE HOME ON LAND  
**Neighborhood:** ROSE VALLEY - CARROLLS  
**Tax Code Area:** 860

## Current Assessed Values For 2025

**Land Value:** \$124,380  
**Improvement Value:** \$297,390  
**Current Use:** \$0  
**Total Assessed Value:** \$421,770

## Current Taxes For 2026 Payable Year

**Taxes:** \$4,274.91  
**Assessments:** \$43.18  
**Total Charges:** \$4,318.09  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$4,318.09

## Photos





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### Property Details

<b>Year Built - MH_LAND_PKG</b>	1994
<b>Area (SQFT) - MH_LAND_PKG FIRST</b>	1,512
<b>Area (SQFT) - MH_LAND_PKG FIRST</b>	1,512
<b>Baths (Full)</b>	2
<b>Baths (Full)</b>	2
<b>Bedrooms</b>	3
<b>Bedrooms</b>	3

<b>Year Built - DET_GAR_MET</b>	1994
<b>Area (SQFT) - DET_GAR_MET FIRST</b>	960
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