



# Cowlitz County Property Information

Property ID: 3008205 Parcel: WD3013002 Site Address: 498 TOPEKA RD

## Owner Information

**Owner:** LAWSON CARL/CARI  
**Mailing Address:** 498 TOPEKA RD  
KELSO, WA 98626

## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 6.3200  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 30 -7N -1W T-13A-1 EXC T-13A-1A FEE 940414080 EXC T-13A-1B FEE 941104029 EXC T-13A-1C FEE 950629064 EXC  
**Sect/Township/Range:** 30-7N-1W  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** MT PLEASANT  
**Tax Code Area:** 860

## Current Assessed Values For 2025

**Land Value:** \$185,880  
**Improvement Value:** \$571,850  
**Current Use:** \$0  
**Total Assessed Value:** \$757,730

## Current Taxes For 2026 Payable Year

**Taxes:** \$7,680.08  
**Assessments:** \$49.45  
**Total Charges:** \$7,729.53  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$7,729.53

## Photos





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### Property Details

<b>Year Built - SFR</b>	1997
<b>Area (SQFT) - SFR BAS_UNF_V2</b>	1,845
<b>Area (SQFT) - SFR FIRST</b>	1,861
<b>Area (SQFT) - SFR GAR_ATT</b>	988
<b>Baths (Full)</b>	2
<b>Baths (Half)</b>	1
<b>Bedrooms</b>	3