



# Cowlitz County Property Information

Property ID: 3008309

Parcel: WD3215014

Site Address: 423 MODROW RD

## Owner Information

**Owner:** CHRISTENSEN RYAN J/BROOKE A  
**Mailing Address:** PO BOX 2124  
KALAMA, WA 98625

## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 1.4300  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 32 -7N -1W CC02379 LOT 3 SW/SE FKA T-15F LOT 3 OF.  
  
**Sect/Township/Range:** 32-7N-1W  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** KALAMA RIVER RD  
**Tax Code Area:** 765

## Current Assessed Values For 2025

**Land Value:** \$103,610  
**Improvement Value:** \$301,100  
**Current Use:** \$0  
**Total Assessed Value:** \$404,710

## Current Taxes For 2026 Payable Year

**Taxes:** \$3,679.80  
**Assessments:** \$42.63  
**Total Charges:** \$3,722.43  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$3,722.43

## Photos





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### Property Details

<b>Year Built - SFR</b>	1978
<b>Area (SQFT) - SFR FIRST</b>	1,931
<b>Baths (Full)</b>	2
<b>Bedrooms</b>	3
<b>Year Built - DET GAR WD</b>	2020
<b>Area (SQFT) -</b>	600
<b>Area (SQFT) - DET SECOND_ATTIC STORAGE</b>	286