



# Cowlitz County Property Information

Property ID: 3008427 Parcel: WD3413003 Site Address: 1549 KALAMA RIVER RD

## Owner Information

**Owner:** WYNN PHILLIP D/JULIE A  
**Mailing Address:** 1549 KALAMA RIVER RD  
KALAMA, WA 98625-9453

## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 2.2400  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 34 -7N -1W CC05102 LOT 1 SE/SW FKA T-13C LOT 1 OF EXC T-13C-1 W OF KALAMA RIVER.  
**Sect/Township/Range:** 34-7N-1W  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** KALAMA RIVERFRONT  
**Tax Code Area:** 715

## Current Assessed Values For 2025

**Land Value:** \$347,360  
**Improvement Value:** \$855,840  
**Current Use:** \$0  
**Total Assessed Value:** \$1,203,200

## Current Taxes For 2026 Payable Year

**Taxes:** \$10,917.03  
**Assessments:** \$42.87  
**Total Charges:** \$10,959.90  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$10,959.90

## Photos





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### Property Details

<b>Year Built - SFR</b>	1999
<b>Area (SQFT) - SFR BAS_FIN_V2</b>	944
<b>Area (SQFT) - SFR BAS_UNF_V2</b>	1,494
<b>Area (SQFT) - SFR FIRST</b>	2,392
<b>Baths (Full)</b>	3
<b>Bedrooms</b>	3
<b>Year Built - DET GAR MET</b>	2019
<b>Area (SQFT) -</b>	2,880