



## Cowlitz County Property Information

Property ID: 3015409

Parcel: WJ3609002

Site Address: 304 WALNUT ACRES RD

### Owner Information

**Owner:** BURCH MANDI/NATHAN  
**Mailing Address:** 304 WALNUT ACRES RD  
KELSO, WA 98626

### General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 5.0800  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 36 -9N -2W T-9A EXC T-9A-1 FEE 860630063.

**Sect/Township/Range:** 36-9N-2W  
**Property Use:** MOBILE HOME ON LAND  
**Neighborhood:** WJ EAST OF RIVER  
**Tax Code Area:** 650

### Current Assessed Values For 2025

**Land Value:** \$74,810  
**Improvement Value:** \$409,750  
**Current Use:** \$0  
**Total Assessed Value:** \$484,560

### Current Taxes For 2026 Payable Year

**Taxes:** \$4,026.20  
**Assessments:** \$49.07  
**Total Charges:** \$4,075.27  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$4,075.27

### Photos





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### Property Details

|                                 |       |
|---------------------------------|-------|
| Year Built - MH_LAND_PKG        | 2000  |
| Area (SQFT) - MH_LAND_PKG FIRST | 1,862 |
| Baths (Full)                    | 2     |
| Bedrooms                        | 3     |
|                                 |       |
| Year Built - DET_GAR_MET        | 1953  |
| Area (SQFT) - DET_GAR_MET FIRST | 2,220 |
|                                 |       |
| Year Built - SFR                | 1953  |
| Area (SQFT) - SFR FIRST         | 638   |
| Baths (Full)                    | 1     |
| Bedrooms                        | 2     |