



# Cowlitz County Property Information

Property ID: 3034907

Parcel: 20728

Site Address: 804 S 3RD AVE

## Owner Information

**Owner:** CURL STEVEN/DEBRA  
**Mailing Address:** 804 S 3RD AVE  
 KELSO, WA 98626

## General Property Info

**Jurisdiction:** KELSO  
**Acres:** 0.1300  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 87 (CARLSENS 1) -1 -3,4 34 -8N -2W R/W FEE 761536.

**Sect/Township/Range:** 34-8N-2W  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** SOUTH KELSO  
**Tax Code Area:** 800

## Current Assessed Values For 2025

**Land Value:** \$35,890  
**Improvement Value:** \$297,710  
**Current Use:** \$0  
**Total Assessed Value:** \$333,600

## Current Taxes For 2026 Payable Year

**Taxes:** \$3,317.84  
**Assessments:** \$841.84  
**Total Charges:** \$4,159.68  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$4,159.68

## Photos





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### Property Details

|                                       |       |
|---------------------------------------|-------|
| <b>Year Built - DET_GAR_WD</b>        | 1924  |
| <b>Area (SQFT) - DET_GAR_WD FIRST</b> | 280   |
| <br>                                  |       |
| <b>Year Built - SFR</b>               | 1924  |
| <b>Area (SQFT) - SFR BAS_UNF_V2</b>   | 216   |
| <b>Area (SQFT) - SFR FIRST</b>        | 1,326 |
| <b>Baths (Full)</b>                   | 1     |
| <b>Bedrooms</b>                       | 2     |