



# Cowlitz County Property Information

Property ID: 3034942

Parcel: 20763

Site Address: 900 S PACIFIC AVE

## Owner Information

**Owner:** LEGACY 1 LLC  
**Mailing Address:** 225 LEXINGTON AVE  
KELSO, WA 98626

## General Property Info

**Jurisdiction:** KELSO  
**Acres:** 0.2000  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 88 (CARLSENS 2) -2 -1,2 34 -8N -2W N1/2 LOT 2.

**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:** \$32,300  
**Improvement Value:** \$264,770  
**Current Use:** \$0  
**Total Assessed Value:** \$297,070

## Current Taxes For 2026 Payable Year

**Taxes:** \$2,954.53  
**Assessments:** \$751.44  
**Total Charges:** \$3,705.97  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$3,705.97

## Photos





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### Property Details

<b>Year Built - SFR</b>	1910
<b>Area (SQFT) - SFR SEC_VER_2</b>	932
<b>Area (SQFT) - SFR FIRST</b>	1,432
<b>Baths (Full)</b>	2
<b>Bedrooms</b>	5