



# Cowlitz County Property Information

Property ID: 3035009

Parcel: 20828

Site Address: 1300 S 5TH AVE

## Owner Information

**Owner:** ACACIA DAWSON REVOCABLE TRUST  
**Mailing Address:** 1300 S 5TH AVE  
 KELSO, WA 98626

## General Property Info

**Jurisdiction:** KELSO  
**Acres:** 0.1100  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 90 (CARROLLS TO KELSO) -2 -1 34 -8N -2W

**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:** \$32,630  
**Improvement Value:** \$240,800  
**Current Use:** \$0  
**Total Assessed Value:** \$273,430

## Current Taxes For 2026 Payable Year

**Taxes:** \$2,719.43  
**Assessments:** \$692.89  
**Total Charges:** \$3,412.32  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$3,412.32

## Photos





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### Property Details

**Year Built - DET\_GAR\_WD** 1923

**Area (SQFT) - DET\_GAR\_WD FIRST** 320

**Year Built - SFR** 1923

**Area (SQFT) - SFR FIRST** 908

**Baths (Full)** 1

**Baths (Half)** 1

**Bedrooms** 3