



## Cowlitz County Property Information

Property ID: 3035034

Parcel: 20853

Site Address: 1315 S 7TH AVE

### Owner Information

**Owner:** COVERDELL SHAWN E/LINDA M  
**Mailing Address:** 14586 RIVER FRONT RD  
CLATSKANIE, OR 97016

### General Property Info

**Jurisdiction:** KELSO  
**Acres:** 0.1100  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 90 (CARROLLS TO KELSO) -3 -10 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:** \$142,490  
**Current Use:** \$0  
**Total Assessed Value:** \$175,120

### Current Taxes For 2026 Payable Year

**Taxes:** \$1,741.66  
**Assessments:** \$449.54  
**Total Charges:** \$2,191.20  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$2,191.20

### Photos





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### Property Details

|                             |      |
|-----------------------------|------|
| Year Built - SFR            | 1925 |
| Area (SQFT) - SFR PORCH_ENC | 48   |
| Area (SQFT) - SFR FIRST     | 576  |
| Baths (Full)                | 1    |
| Bedrooms                    | 1    |