



# Cowlitz County Property Information

Property ID: 3035038

Parcel: 20857

Site Address: 1305 S 7TH AVE

## Owner Information

**Owner:** ACKERMANN ANGELICA C  
**Mailing Address:** 1305 S 7TH AVE  
KELSO, WA 98626

## General Property Info

**Jurisdiction:** KELSO  
**Acres:** 0.1100  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 90 (CARROLLS TO KELSO) -3 -14 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:** \$150,360  
**Current Use:** \$0  
**Total Assessed Value:** \$182,990

## Current Taxes For 2026 Payable Year

**Taxes:** \$1,819.95  
**Assessments:** \$469.02  
**Total Charges:** \$2,288.97  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$2,288.97

## Photos





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### Property Details

<b>Year Built - DET_GAR_WD</b>	1924
<b>Area (SQFT) - DET_GAR_WD FIRST</b>	187
<b>Year Built - SFR</b>	1924
<b>Area (SQFT) - SFR PORCH_ENC</b>	40
<b>Area (SQFT) - SFR FIRST</b>	624
<b>Baths (Full)</b>	1
<b>Bedrooms</b>	2