



# Cowlitz County Property Information

Property ID: 3035418

Parcel: 21161

Site Address: 415 S 3RD AVE

## Owner Information

**Owner:** T/N LLC  
**Mailing Address:** PO BOX 757  
 KELSO, WA 98626

## General Property Info

**Jurisdiction:** KELSO  
**Acres:** 0.0000  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 146 (COMMERCIAL TO KELSO) -F -9A,10A 27 -8N -2W E  
 49.5 FT LOT 9,10.  
**Sect/Township/Range:** 27-8N-2W  
**Property Use:** BUSINESS/PROF OFFICE  
**Neighborhood:** KELSO  
**Tax Code Area:** 800

## Current Assessed Values For 2025

**Land Value:** \$39,600  
**Improvement Value:** \$194,820  
**Current Use:** \$0  
**Total Assessed Value:** \$234,420

## Current Taxes For 2026 Payable Year

**Taxes:** \$2,331.45  
**Assessments:** \$596.30  
**Total Charges:** \$2,927.75  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$2,927.75  
**Total Due:** \$0.00

## Photos





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### Property Details

Year Built - OFFICE_BLDG	2012
Area (SQFT) - OFFICE_BLDG FIRST	1,250