



# Cowlitz County Property Information

Property ID: 3035468

Parcel: 21219

Site Address: 302 S 4TH AVE

## Owner Information

**Owner:** DUNCAN REBECCA  
**Mailing Address:** 302 S 4TH AVE  
 KELSO, WA 98626

## General Property Info

**Jurisdiction:** KELSO  
**Acres:** 0.1100  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 146 (COMMERCIAL TO KELSO) -O -2 27 -8N -2W

**Sect/Township/Range:** 27-8N-2W  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** SOUTH KELSO  
**Tax Code Area:** 800

## Current Assessed Values For 2025

**Land Value:** \$32,630  
**Improvement Value:** \$298,000  
**Current Use:** \$0  
**Total Assessed Value:** \$330,630

## Current Taxes For 2026 Payable Year

**Taxes:** \$3,288.30  
**Assessments:** \$834.48  
**Total Charges:** \$4,122.78  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$4,122.78

## Photos





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### Property Details

<b>Year Built - SFR</b>	1907
<b>Area (SQFT) - SFR SEC_VER_2</b>	392
<b>Area (SQFT) - SFR FIRST</b>	1,042
<b>Baths (Full)</b>	1
<b>Bedrooms</b>	3