



# Cowlitz County Property Information

Property ID: 3036071

Parcel: 2174201

Site Address: 1309 ROSS AVE

## Owner Information

**Owner:** CONDRAY NANCY M  
**Mailing Address:** 1309 ROSS AVE  
KELSO, WA 98626

## General Property Info

**Jurisdiction:** KELSO  
**Acres:** 0.0000  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 245 (HOMESITE) -12 -8A,9 23 -8N -2W

**Sect/Township/Range:** 23-8N-2W  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** NORTH KELSO  
**Tax Code Area:** 800

## Current Assessed Values For 2025

**Land Value:** \$0  
**Improvement Value:** \$0  
**Current Use:** \$0  
**Total Assessed Value:** \$294,050

## Current Taxes For 2026 Payable Year

**Taxes:** \$117.45  
**Assessments:** \$899.69  
**Total Charges:** \$1,017.14  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$1,017.14

## Photos





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### Property Details

<b>Year Built - SFR</b>	1992
<b>Area (SQFT) - SFR FIRST</b>	1,427
<b>Baths (Full)</b>	1
<b>Bedrooms</b>	3