



# Cowlitz County Property Information

Property ID: 3036409

Parcel: 22035

Site Address: 1201 N 13TH AVE

## Owner Information

**Owner:** GUARD-BUCKHALTER ERICA D  
**Mailing Address:** 1201 N 13TH AVE  
KELSO, WA 98626

## General Property Info

**Jurisdiction:** KELSO  
**Acres:** 0.0000  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 288 (LAFEVER HGTS) -1 -13,14, 15 26 -8N -2W

**Sect/Township/Range:** 26-8N-2W  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** BUTLER ACRES  
**Tax Code Area:** 800

## Current Assessed Values For 2025

**Land Value:** \$59,940  
**Improvement Value:** \$209,400  
**Current Use:** \$0  
**Total Assessed Value:** \$269,340

## Current Taxes For 2026 Payable Year

**Taxes:** \$2,678.73  
**Assessments:** \$13.35  
**Total Charges:** \$2,692.08  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$2,692.08

## Photos





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### Property Details

<b>Year Built - SFR</b>	1930
<b>Area (SQFT) - SFR FIRST</b>	1,016
<b>Area (SQFT) - SFR BAS_UNF_V2</b>	1,000
<b>Area (SQFT) - SFR PORCH_ENC</b>	284
<b>Area (SQFT) - SFR ATTIC_FN</b>	320
<b>Baths (Full)</b>	1
<b>Bedrooms</b>	4