



# Cowlitz County Property Information

Property ID: 3036467

Parcel: 22090

Site Address: 713 S 9TH AVE

## Owner Information

**Owner:** CRUZ NATHYN ETAL  
**Mailing Address:** 713 S 9TH AVE  
KELSO, WA 98626

## General Property Info

**Jurisdiction:** KELSO  
**Acres:** 0.0700  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 35 -8N -2W KE19177 LOT 1 FKA 303 (LONGS ADD) -3 -8,9  
  
**Sect/Township/Range:** 35-8N-2W  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** SOUTH KELSO  
**Tax Code Area:** 800

## Current Assessed Values For 2025

**Land Value:** \$32,630  
**Improvement Value:** \$372,590  
**Current Use:** \$0  
**Total Assessed Value:** \$405,220

## Current Taxes For 2026 Payable Year

**Taxes:** \$4,030.13  
**Assessments:** \$1,019.11  
**Total Charges:** \$5,049.24  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$5,049.24

## Photos





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## Property Details

<b>Year Built - SFR</b>	2025
<b>Area (SQFT) - SFR FIRST</b>	579
<b>Area (SQFT) - SFR BUILT-IN_GAR</b>	236
<b>Area (SQFT) - SFR SEC_VER_2</b>	840
<b>Area (SQFT) - SFR FIRST</b>	579
<b>Area (SQFT) - SFR BUILT-IN_GAR</b>	236
<b>Area (SQFT) - SFR SEC_VER_2</b>	840
<b>Baths (Full)</b>	2
<b>Baths (Full)</b>	2
<b>Baths (Half)</b>	1
<b>Baths (Half)</b>	1
<b>Bedrooms</b>	3
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### Property Details - Continued

<b>Year Built - SFR</b>	1910
<b>Area (SQFT) - SFR FIRST</b>	616
<b>Area (SQFT) - SFR SEC_VER_2</b>	504
<b>Baths (Full)</b>	1
<b>Bedrooms</b>	2