



# Cowlitz County Property Information

Property ID: 3036760

Parcel: 22356

Site Address: 812 N 1ST AVE

## Owner Information

**Owner:** MODIN LOWELL M/ALICE D  
**Mailing Address:** 139 ACORN LN  
 LONGVIEW, WA 98632

## General Property Info

**Jurisdiction:** KELSO  
**Acres:** 0.0000  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 382 (NORTHERN) -4 -6,7 27 -8N -2W N1/2 LOT 7.

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

## Current Assessed Values For 2025

**Land Value:** \$40,300  
**Improvement Value:** \$127,600  
**Current Use:** \$0  
**Total Assessed Value:** \$167,900

## Current Taxes For 2026 Payable Year

**Taxes:** \$1,669.86  
**Assessments:** \$519.44  
**Total Charges:** \$2,189.30  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$2,189.30

## Photos





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### Property Details

|                                       |      |
|---------------------------------------|------|
| <b>Year Built - DET_GAR_WD</b>        | 1920 |
| <b>Area (SQFT) - DET_GAR_WD FIRST</b> | 384  |
| <br>                                  |      |
| <b>Year Built - SFR</b>               | 1920 |
| <b>Area (SQFT) - SFR PORCH_ENC</b>    | 42   |
| <b>Area (SQFT) - SFR FIRST</b>        | 710  |
| <b>Baths (Full)</b>                   | 1    |
| <b>Bedrooms</b>                       | 2    |