



# Cowlitz County Property Information

Property ID: 3036762

Parcel: 22358

Site Address: 806 N 1ST AVE

## Owner Information

**Owner:** YUEN SUN WO/YIN WAN  
**Mailing Address:** 3149 MICHIGAN  
LONGVIEW, WA 98632

## General Property Info

**Jurisdiction:** KELSO  
**Acres:** 0.0000  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 382 (NORTHERN) -4 -9 27 -8N -2W

**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:** \$188,790  
**Current Use:** \$0  
**Total Assessed Value:** \$229,090

## Current Taxes For 2026 Payable Year

**Taxes:** \$2,278.43  
**Assessments:** \$703.88  
**Total Charges:** \$2,982.31  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$2,982.31

## Photos





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### Property Details

<b>Year Built - SFR</b>	1922
<b>Area (SQFT) - SFR GAR_ATT</b>	494
<b>Area (SQFT) - SFR FIRST</b>	1,040
<b>Area (SQFT) - SFR BAS_UNF_V2</b>	324
<b>Baths (Full)</b>	1
<b>Bedrooms</b>	3