



# Cowlitz County Property Information

Property ID: 3037104

Parcel: 22696

Site Address: 800 S PACIFIC AVE

## Owner Information

**Owner:** PATTERSON LANCE M  
**Mailing Address:** 800 PACIFIC AVE S  
KELSO, WA 98626

## General Property Info

**Jurisdiction:** KELSO  
**Acres:** 0.1000  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 493 (ROSEDALE) -4 -1,2 34 -8N -2W N1/2 LOT 2.

**Sect/Township/Range:** 34-8N-2W  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** SOUTH KELSO  
**Tax Code Area:** 800

## Current Assessed Values For 2025

**Land Value:** \$29,360  
**Improvement Value:** \$289,490  
**Current Use:** \$0  
**Total Assessed Value:** \$318,850

## Current Taxes For 2026 Payable Year

**Taxes:** \$3,171.16  
**Assessments:** \$805.32  
**Total Charges:** \$3,976.48  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$3,976.48

## Photos





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### Property Details

<b>Year Built - DET_GAR_WD</b>	1910
<b>Area (SQFT) - DET_GAR_WD FIRST</b>	576
<b>Year Built - SFR</b>	1910
<b>Area (SQFT) - SFR FIRST</b>	834
<b>Area (SQFT) - SFR PORCH_ENC</b>	100
<b>Area (SQFT) - SFR SEC_VER_2</b>	304
<b>Baths (Full)</b>	2
<b>Bedrooms</b>	3