



## Cowlitz County Property Information

Property ID: 3037105

Parcel: 22697

Site Address: 804 S PACIFIC AVE

### Owner Information

**Owner:** PRICE THOMAS A  
**Mailing Address:** 804 S PACIFIC AVE  
KELSO, WA 98626

### General Property Info

**Jurisdiction:** KELSO  
**Acres:** 0.1600  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 493 (ROSEDALE) -4 -2,3,4 34 -8N -2W S1/2 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:** \$254,790  
**Current Use:** \$0  
**Total Assessed Value:** \$284,150

### Current Taxes For 2026 Payable Year

**Taxes:** \$2,826.03  
**Assessments:** \$719.45  
**Total Charges:** \$3,545.48  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$3,545.48

### Photos





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### Property Details

|                             |      |
|-----------------------------|------|
| Year Built - SFR            | 1910 |
| Area (SQFT) - SFR FIRST     | 792  |
| Area (SQFT) - SFR SEC_VER_2 | 448  |
| Area (SQFT) - SFR PORCH_ENC | 262  |
| Baths (Full)                | 2    |
| Bedrooms                    | 3    |