



# Cowlitz County Property Information

Property ID: 3037185

Parcel: 22777

Site Address: 714 S 5TH AVE

## Owner Information

**Owner:** SABO CHRISTOPHER  
**Mailing Address:** 714 S 5TH AVE  
KELSO, WA 98626

## General Property Info

**Jurisdiction:** KELSO  
**Acres:** 0.1300  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 493 (ROSEDALE) -12 -7,8 34 -8N -2W

**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:** \$32,630  
**Improvement Value:** \$361,840  
**Current Use:** \$0  
**Total Assessed Value:** \$394,470

## Current Taxes For 2026 Payable Year

**Taxes:** \$3,923.23  
**Assessments:** \$992.52  
**Total Charges:** \$4,915.75  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$4,915.75

## Photos





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### Property Details

<b>Year Built - SFR</b>	1946
<b>Area (SQFT) - SFR GAR_ATT</b>	480
<b>Area (SQFT) - SFR FIRST</b>	1,476
<b>Area (SQFT) - SFR SEC_VER_2</b>	788
<b>Baths (Full)</b>	2
<b>Bedrooms</b>	4