



# Cowlitz County Property Information

Property ID: 3037241

Parcel: 22829

Site Address: 1203 ROSS AVE

## Owner Information

**Owner:** BARBARA ANN BALKAN LIVING TRUST  
**Mailing Address:** 25 LOVE CT  
LONGVIEW, WA 98632

## General Property Info

**Jurisdiction:** KELSO  
**Acres:** 0.0000  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 494 (ROSS) -23 -14 26 -8N -2W EXC LOT 15 FEE 787234.  
  
**Sect/Township/Range:** 26-8N-2W  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** NORTH KELSO  
**Tax Code Area:** 800

## Current Assessed Values For 2025

**Land Value:** \$44,330  
**Improvement Value:** \$256,910  
**Current Use:** \$0  
**Total Assessed Value:** \$301,240

## Current Taxes For 2026 Payable Year

**Taxes:** \$2,996.00  
**Assessments:** \$921.36  
**Total Charges:** \$3,917.36  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$3,917.36

## Photos





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### Property Details

<b>Year Built - SFR</b>	1997
<b>Area (SQFT) - SFR FIRST</b>	1,140
<b>Area (SQFT) - SFR GAR_ATT</b>	440
<b>Baths (Full)</b>	2
<b>Bedrooms</b>	3