



# Cowlitz County Property Information

Property ID: 3037741

Parcel: 23270

Site Address: 1003 S 3RD AVE

## Owner Information

**Owner:** KANNAS TERRY C/KAY F  
**Mailing Address:** 1003 S 3RD AVE  
KELSO, WA 98626-2123

## General Property Info

**Jurisdiction:** KELSO  
**Acres:** 0.1900  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 592 (WALLACE) -1 -1F 34 -8N -2W E1/2 EXC S 160 FT.  
  
**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:** \$451,830  
**Current Use:** \$0  
**Total Assessed Value:** \$484,460

## Current Taxes For 2026 Payable Year

**Taxes:** \$4,818.24  
**Assessments:** \$1,215.30  
**Total Charges:** \$6,033.54  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$6,033.54

## Photos





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### Property Details

<b>Year Built - SFR</b>	1908
<b>Area (SQFT) - SFR SEC_VER_2</b>	1,152
<b>Area (SQFT) - SFR BAS_FIN_V2</b>	1,584
<b>Area (SQFT) - SFR FIRST</b>	1,602
<b>Area (SQFT) - SFR ATTIC_FN</b>	504
<b>Baths (Full)</b>	4
<b>Bedrooms</b>	7