



# Cowlitz County Property Information

Property ID: 3037896

Parcel: 23425

Site Address: 1216 S 3RD AVE

## Owner Information

**Owner:** ROWTON WILLIAM W/JEAN L  
**Mailing Address:** 1216 S 3RD AVE  
KELSO, WA 98626

## General Property Info

**Jurisdiction:** KELSO  
**Acres:** 0.1100  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 593 (WALLACE 2) -12 -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:** \$320,810  
**Current Use:** \$0  
**Total Assessed Value:** \$353,440

## Current Taxes For 2026 Payable Year

**Taxes:** \$3,515.17  
**Assessments:** \$890.95  
**Total Charges:** \$4,406.12  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$4,406.12

## Photos





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### Property Details

<b>Year Built - SFR</b>	2007
<b>Area (SQFT) - SFR GAR_ATT</b>	400
<b>Area (SQFT) - SFR FIRST</b>	1,240
<b>Baths (Full)</b>	2
<b>Bedrooms</b>	3