



# Cowlitz County Property Information

Property ID: 3037923

Parcel: 23452

Site Address: 1204 S 6TH AVE

## Owner Information

**Owner:** HUYNH PHUC HUU  
**Mailing Address:** 211 SHAWNEE ST  
KELSO, WA 98626-4023

## General Property Info

**Jurisdiction:** KELSO  
**Acres:** 0.1100  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 593 (WALLACE 2) -15 -3 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:** \$174,950  
**Current Use:** \$0  
**Total Assessed Value:** \$207,580

## Current Taxes For 2026 Payable Year

**Taxes:** \$2,064.51  
**Assessments:** \$529.89  
**Total Charges:** \$2,594.40  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$2,594.40

## Photos





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### Property Details

<b>Year Built - SFR</b>	1942
<b>Area (SQFT) - SFR GAR_ATT</b>	200
<b>Area (SQFT) - SFR FIRST</b>	736
<b>Baths (Full)</b>	1
<b>Bedrooms</b>	2