



# Cowlitz County Property Information

Property ID: 3037935

Parcel: 23465

Site Address: 1203 S 7TH AVE A

## Owner Information

**Owner:** CHARLES L LEPPERT/SHARON R LIVING TRUST  
**Mailing Address:** 4386 ROSE VALLEY RD  
KELSO, WA 98626

## Photos



## General Property Info

**Jurisdiction:** KELSO  
**Acres:** 0.0000  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 593 (WALLACE 2) -15 -14,15 34 -8N -2W N1/2 LOT 14 EXC LOT 15A FEE 810123001.  
**Sect/Township/Range:** 34-8N-2W  
**Property Use:** DUPLEX/TRIPLEX  
**Neighborhood:** SOUTH KELSO  
**Tax Code Area:** 800



## Current Assessed Values For 2025

**Land Value:** \$32,630  
**Improvement Value:** \$285,830  
**Current Use:** \$0  
**Total Assessed Value:** \$318,460



## Current Taxes For 2026 Payable Year

**Taxes:** \$3,167.24  
**Assessments:** \$804.33  
**Total Charges:** \$3,971.57  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$3,971.57





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### Property Details

<b>Year Built - DUPLEXTRIPLEX</b>	1979
<b>Area (SQFT) - DUPLEXTRIPLEX FIRST</b>	1,620
<b>Baths (Full)</b>	2
<b>Bedrooms</b>	4