



# Cowlitz County Property Information

Property ID: 3037947

Parcel: 23471

Site Address: 1300 S 3RD AVE

## Owner Information

**Owner:** BURTON JESSICA LEE/SAMUEL J  
**Mailing Address:** 1300 S 3RD ST  
KELSO, WA 98626

## General Property Info

**Jurisdiction:** KELSO  
**Acres:** 0.1600  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 593 (WALLACE 2) -19 -1,2 34 -8N -2W NLY 1/2 LOT 2.  
  
**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:** \$261,080  
**Current Use:** \$0  
**Total Assessed Value:** \$293,710

## Current Taxes For 2026 Payable Year

**Taxes:** \$2,921.10  
**Assessments:** \$743.11  
**Total Charges:** \$3,664.21  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$3,664.21

## Photos





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### Property Details

<b>Year Built - SFR</b>	1952
<b>Area (SQFT) - SFR BAS_PAR_FN</b>	884
<b>Area (SQFT) - SFR ATTIC_FN</b>	392
<b>Area (SQFT) - SFR FIRST</b>	956
<b>Area (SQFT) - SFR PORCH_ENC</b>	32
<b>Baths (Full)</b>	1
<b>Bedrooms</b>	3