



# Cowlitz County Property Information

Property ID: 3038203

Parcel: 23658

Site Address: 1300 S 9TH AVE

## Owner Information

**Owner:** DIANNA LYNN IRONS FAMILY LIVING TRUST  
**Mailing Address:** 3419 SILVER SADDLE DR  
LAKE HAVASU CITY, AZ 86406

## General Property Info

**Jurisdiction:** KELSO  
**Acres:** 0.0000  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 596 (WALLACE AC TR 3) -I-B 35 -8N -2W S 60 FT LOT 1  
WEST OF E LI 11TH AVE EXT SLY EXC T-IB-1 FEE 666990.  
**Sect/Township/Range:** 35-8N-2W  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** SOUTH KELSO  
**Tax Code Area:** 800

## Current Assessed Values For 2025

**Land Value:** \$48,940  
**Improvement Value:** \$204,740  
**Current Use:** \$0  
**Total Assessed Value:** \$253,680

## Current Taxes For 2026 Payable Year

**Taxes:** \$2,522.99  
**Assessments:** \$643.97  
**Total Charges:** \$3,166.96  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$3,166.96

## Photos





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### Property Details

<b>Year Built - SFR</b>	1925
<b>Area (SQFT) - SFR FIRST</b>	1,080
<b>Baths (Full)</b>	1
<b>Bedrooms</b>	3