



Cowlitz County Property Information

Property ID: 3039038

Parcel: 24271

Site Address: 1302 MINOR RD

Owner Information

Owner: HEDRICK TRACI A
Mailing Address: 1302 MINOR RD
KELSO, WA

General Property Info

Jurisdiction: KELSO
Acres: 0.6700
Curr Assmt Yr: 2025
Abbr Prop Ref: 817 (KELSO OUTLOT) -KEOL -479 26 -8N -2W KE04026
LOT 1,2 EXC KEOL 480 FEE 605438 EXC LOT 2 OF KOL
Sect/Township/Range: 26-8N-2W
Property Use: SINGLE FAMILY RES
Neighborhood: BUTLER ACRES
Tax Code Area: 800

Current Assessed Values For 2025

Land Value: \$59,940
Improvement Value: \$323,250
Current Use: \$0
Total Assessed Value: \$383,190

Current Taxes For 2026 Payable Year

Taxes: \$3,811.04
Assessments: \$13.55
Total Charges: \$3,824.59
First Half: \$0.00
Second Half: \$0.00
Total Paid: \$0.00
Total Due: \$3,824.59

Photos





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Property Details

Year Built - DET_GAR_WD	2002
Area (SQFT) - DET_GAR_MET FIRST	1,080
Year Built - SFR	1942
Area (SQFT) - SFR FIRST	1,484
Area (SQFT) - SFR BAS_UNF_V2	816
Baths (Full)	1
Bedrooms	3