



# Cowlitz County Property Information

Property ID: 3039177

Parcel: 2436201

Site Address: 1317 S 13TH AVE

## Owner Information

**Owner:** CAS HOLDINGS INC  
**Mailing Address:** 1317 S 13TH AVE  
KELSO, WA 98626

## General Property Info

**Jurisdiction:** KELSO  
**Acres:** 4.4100  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 817 (KELSO OUTLOT) -KEOL -570A, 573A, 35 -8N -2W  
WALLACE V DLC. INCL BSP01029 LOT 1A EXC PTN FOR  
**Sect/Township/Range:** 35-8N-2W  
**Property Use:** BUSINESS/PROF OFFICE  
**Neighborhood:** KELSO INDUSTRIAL  
**Tax Code Area:** 800

## Current Assessed Values For 2025

**Land Value:** \$422,620  
**Improvement Value:** \$5,571,580  
**Current Use:** \$0  
**Total Assessed Value:** \$5,994,200

## Current Taxes For 2026 Payable Year

**Taxes:** \$59,615.70  
**Assessments:** \$14,863.26  
**Total Charges:** \$74,478.96  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$74,478.96

## Photos





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### Property Details

<b>Year Built - MAIN OFFICE</b>	1982
<b>Area (SQFT) - COMM BASE</b>	44,762
<b>Year Built - 2 STORY BLDG</b>	1982
<b>Area (SQFT) - COMM BASE</b>	10,500