



# Cowlitz County Property Information

Property ID: 3041490

Parcel: 50024

Site Address: 171 BOZARTH AVE

## Owner Information

**Owner:** MCLENDON ROBERT P/JODI L (C)  
**Mailing Address:** 135 STENERSON RD  
WOODLAND, WA 98674

## General Property Info

**Jurisdiction:** WOODLAND  
**Acres:** 0.0000  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 637 (WOODLAND OLD TOWN) -4 -11,12 24 -5N -1W E 38 FT LOT 12.  
**Sect/Township/Range:** 24-5N-1W  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** WOODLAND WEST OF I-5  
**Tax Code Area:** 900

## Current Assessed Values For 2025

**Land Value:** \$46,200  
**Improvement Value:** \$271,790  
**Current Use:** \$0  
**Total Assessed Value:** \$317,990

## Current Taxes For 2026 Payable Year

**Taxes:** \$3,192.27  
**Assessments:** \$415.62  
**Total Charges:** \$3,607.89  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$3,607.89

## Photos





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### Property Details

<b>Year Built - SFR</b>	1935
<b>Area (SQFT) - SFR FIRST</b>	1,540
<b>Baths (Full)</b>	1
<b>Bedrooms</b>	3

<b>Year Built - DET_GAR_WD</b>	1935
<b>Area (SQFT) - DET_GAR_WD FIRST</b>	396