



# Cowlitz County Property Information

Property ID: 3046835

Parcel: 62708

Site Address: 2705 N PACIFIC AVE

## Owner Information

**Owner:** M/M MINIMART LLC  
**Mailing Address:** 2705 N PACIFIC AVE  
KELSO, WA 98626

## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 0.5000  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 686 (OSTRANDER A DLC) 11 -8N -2W T-40,41A EXC T-40A FEE 644778 EXC HWY R/W FEE 738798.  
**Sect/Township/Range:** 11-8N-2W  
**Property Use:** FOOD MARKET  
**Neighborhood:** RURAL NORTH  
**Tax Code Area:** 840

## Current Assessed Values For 2025

**Land Value:** \$38,150  
**Improvement Value:** \$454,830  
**Current Use:** \$0  
**Total Assessed Value:** \$492,980

## Current Taxes For 2026 Payable Year

**Taxes:** \$5,001.26  
**Assessments:** \$49.50  
**Total Charges:** \$5,050.76  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$5,050.76

## Photos





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### Property Details

<b>Year Built - STORE</b>	1972
<b>Area (SQFT) - COMM BASE</b>	2,329
<b>Year Built - SFR</b>	1929
<b>Area (SQFT) - SFR FIRST</b>	1,216
<b>Area (SQFT) - SFR BAS_UNF_V2</b>	420
<b>Baths (Full)</b>	1
<b>Bedrooms</b>	4
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