



# Cowlitz County Property Information

Property ID: 3046943

Parcel: 62786

Site Address: 324 MODROW RD

## Owner Information

**Owner:** LONG KATHLEEN SULLY COAN TRUST  
**Mailing Address:** 322 MODROW RD  
KALAMA, WA 98625

## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 0.6400  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 699 (PHALEN DLC) 32 -7N -1W T-2A EXC T-2A-1 FEE 535471 EXC T-2A-2 FEE 601667.  
**Sect/Township/Range:** 32-7N-1W  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** KALAMA RIVER RD  
**Tax Code Area:** 765

## Current Assessed Values For 2025

**Land Value:** \$38,740  
**Improvement Value:** \$241,030  
**Current Use:** \$0  
**Total Assessed Value:** \$279,770

## Current Taxes For 2026 Payable Year

**Taxes:** \$2,543.79  
**Assessments:** \$13.54  
**Total Charges:** \$2,557.33  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$2,557.33

## Photos





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### Property Details

**Year Built - DET\_GAR\_WD** 2000

**Area (SQFT) - DET\_GAR\_WD FIRST** 896

**Year Built - DET\_GAR\_WD** 2001

**Area (SQFT) - DET\_GAR\_WD FIRST** 528

**Year Built - SFR** 1923

**Area (SQFT) - SFR FIRST** 896

**Baths (Full)** 1

**Bedrooms** 2