



# Cowlitz County Property Information

Property ID: 3047145

Parcel: 6283804

Site Address: 1412 WEST SIDE HWY

## Owner Information

**Owner:** POLLY BRIAN K/RENEE  
**Mailing Address:** 1412 WEST SIDE HWY  
KELSO, WA 98626

## Photos



## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 0.3700  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 688 (ROE DLC) 14 -8N -2W CC16183 LOT 1 FKA T-4B-3  
TIDELANDS RIVER FRONTAGE EXC DIKE EASEMENT FEE  
**Sect/Township/Range:** 14-8N-2W  
**Property Use:** MOBILE HOME ON LAND  
**Neighborhood:** ROCKY POINT  
**Tax Code Area:** 835

## Current Assessed Values For 2025

**Land Value:** \$53,970  
**Improvement Value:** \$251,160  
**Current Use:** \$0  
**Total Assessed Value:** \$305,130

## Current Taxes For 2026 Payable Year

**Taxes:** \$3,133.53  
**Assessments:** \$1,239.32  
**Total Charges:** \$4,372.85  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$4,372.85



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### Property Details

<b>Year Built - MH_LAND_PKG</b>	1978
<b>Area (SQFT) - MH_LAND_PKG FIRST</b>	1,934
<b>Baths (Full)</b>	2
<b>Bedrooms</b>	3

<b>Year Built - DET_GAR_WD</b>	2017
<b>Area (SQFT) - DET_GAR_WD FIRST</b>	480