



## Cowlitz County Property Information

Property ID: 3047225

Parcel: 62894

Site Address: 1654 N PACIFIC AVE

### Owner Information

**Owner:** BUSH CHRISTIAN C ETAL  
**Mailing Address:** 1654 N PACIFIC AVE  
KELSO, WA 98626

### General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 0.2500  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 689 (SMITH F B DLC) 22 -8N -2W T-3D-1 EXC T-3D-1A  
FEE 448838.  
**Sect/Township/Range:** 22-8N-2W  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** NORTH KELSO  
**Tax Code Area:** 830

### Current Assessed Values For 2025

**Land Value:** \$40,300  
**Improvement Value:** \$154,250  
**Current Use:** \$0  
**Total Assessed Value:** \$194,550

### Current Taxes For 2026 Payable Year

**Taxes:** \$1,961.66  
**Assessments:** \$635.85  
**Total Charges:** \$2,597.51  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$2,597.51

### Photos





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### Property Details

Year Built - DET\_GAR\_WD 1935

Area (SQFT) - DET\_GAR\_WD FIRST 280

Year Built - SFR 1935

Area (SQFT) - SFR FIRST 680

Baths (Full) 1

Bedrooms 2