



## Cowlitz County Property Information

Property ID: 3051220

Parcel: 628290504

Site Address: 259 CANVASBACK DR

### Owner Information

**Owner:** SOSA CHRISTINE M  
**Mailing Address:** 259 CANVASBACK DR  
KELSO, WA 98626

### General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 0.0000  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 12 (ALOHA PARK WEST 8) -4 14 -8N -2W

**Sect/Township/Range:** 14-8N-2W  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** ALOHA PARK WEST 5-6-7-8  
**Tax Code Area:** 835

### Current Assessed Values For 2025

**Land Value:** \$53,250  
**Improvement Value:** \$280,390  
**Current Use:** \$0  
**Total Assessed Value:** \$333,640

### Current Taxes For 2026 Payable Year

**Taxes:** \$3,426.30  
**Assessments:** \$1,350.39  
**Total Charges:** \$4,776.69  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$4,776.69

### Photos





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### Property Details

|                           |       |
|---------------------------|-------|
| Year Built - SFR          | 2004  |
| Area (SQFT) - SFR GAR_ATT | 434   |
| Area (SQFT) - SFR FIRST   | 1,379 |
| Baths (Full)              | 2     |
| Bedrooms                  | 3     |