



## Cowlitz County Property Information

Property ID: 3051494

Parcel: EM2506009

Site Address: 241 HAM RD

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### Owner Information

**Owner:** MANSKER CHRISTOPHER E  
**Mailing Address:** 241 HAM RD  
AMBOY, WA 98601

### General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 5.0100  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 25 -6N -3E T-6D AKA TR 12 ROS 18/70.

**Sect/Township/Range:** 25-6N-3E  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** COUGAR AND EAST  
**Tax Code Area:** 940

### Current Assessed Values For 2025

**Land Value:** \$84,340  
**Improvement Value:** \$0  
**Current Use:** \$0  
**Total Assessed Value:** \$514,090

### Current Taxes For 2026 Payable Year

**Taxes:** \$3,353.21  
**Assessments:** \$49.05  
**Total Charges:** \$3,402.26  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$3,402.26  
**Total Due:** \$0.00

### Photos





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### Property Details

<b>Year Built - SFR</b>	2007
<b>Area (SQFT) - SFR FIRST</b>	1,700
<b>Area (SQFT) - SFR GAR_ATT</b>	884
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<b>Baths (Full)</b>	2
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<b>Bedrooms</b>	3
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