



# Cowlitz County Property Information

Property ID: 3053304

Parcel: WD1713008

Site Address: 495 FISHPOND RD

## Owner Information

**Owner:** THOMAS TREVOR J  
**Mailing Address:** 495 FISHPOND RD  
KELSO, WA 98626

## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 3.2100  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 17 -7N -1W CC14109 LOT 1 SE/SW FKA LL01053 LOT 1 SE/SW EXC CC14109 LOT 2 FEE 3301741.  
**Sect/Township/Range:** 17-7N-1W  
**Property Use:** MOBILE HOME ON LAND  
**Neighborhood:** ROSE VALLEY - CARROLLS  
**Tax Code Area:** 860

## Current Assessed Values For 2025

**Land Value:** \$84,560  
**Improvement Value:** \$336,370  
**Current Use:** \$0  
**Total Assessed Value:** \$420,930

## Current Taxes For 2026 Payable Year

**Taxes:** \$4,266.39  
**Assessments:** \$19.66  
**Total Charges:** \$4,286.05  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$4,286.05

## Photos





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### Property Details

|  |       |
|--|-------|
| <b>Year Built - MH_LAND_PKG</b>        | 2006  |
| <b>Area (SQFT) - MH_LAND_PKG FIRST</b> | 2,640 |
| <b>Baths (Full)</b>                    | 2     |
| <b>Baths (Half)</b>                    | 1     |
| <b>Bedrooms</b>                        | 3     |