



## Cowlitz County Property Information

Property ID: 3090831

Parcel: 630850133

Site Address: 174 WYATT DR

### Owner Information

**Owner:** HAUSSMANN KENTON/SHARON  
**Mailing Address:** 174 WYATT DR  
KELSO, WA 98626

### General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 0.0000  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 781 (LEXINGTON ESTATES) -33 10 -8N -2W L SMITH  
DLC.  
**Sect/Township/Range:** 10-8N-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:** \$371,590  
**Current Use:** \$0  
**Total Assessed Value:** \$424,840

### Current Taxes For 2026 Payable Year

**Taxes:** \$4,362.89  
**Assessments:** \$1,706.02  
**Total Charges:** \$6,068.91  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$6,068.91

### Photos





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### Property Details

|                             |       |
|-----------------------------|-------|
| Year Built - SFR            | 2011  |
| Area (SQFT) - SFR SEC_VER_2 | 1,204 |
| Area (SQFT) - SFR GAR_ATT   | 400   |
| Area (SQFT) - SFR FIRST     | 896   |
| Baths (Full)                | 2     |
| Baths (Half)                | 1     |
| Bedrooms                    | 3     |