



# Cowlitz County Property Information

Property ID: 3091596

Parcel: 241440102

Site Address: 163 CEDAR FALLS DR

## Owner Information

**Owner:** GARCIA AUGUSTINE D/JANELL L  
**Mailing Address:** 163 CEDAR FALLS DR  
KELSO, WA 98626-9694

## General Property Info

**Jurisdiction:** KELSO  
**Acres:** 5.5100  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 817 (KELSO OUTLOT) -KEOL -361A-2 1 -7N -2W AKA TR B ROS 29/3.  
**Sect/Township/Range:** 1-7N-2W  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** SOUTH COWEEMAN  
**Tax Code Area:** 800

## Current Assessed Values For 2025

**Land Value:** \$144,390  
**Improvement Value:** \$530,510  
**Current Use:** \$0  
**Total Assessed Value:** \$674,900

## Current Taxes For 2026 Payable Year

**Taxes:** \$6,712.27  
**Assessments:** \$25.70  
**Total Charges:** \$6,737.97  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$6,737.97

## Photos





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### Property Details

<b>Year Built - SFR</b>	2017
<b>Area (SQFT) - SFR SEC_VER_2</b>	1,428
<b>Area (SQFT) - SFR FIRST</b>	1,428
<b>Area (SQFT) - SFR GAR_ATT</b>	484
<b>Baths (Full)</b>	2
<b>Baths (Half)</b>	1
<b>Bedrooms</b>	3