



# Cowlitz County Property Information

Property ID: 3008216

Parcel: WD3014006

Site Address: 431 MT PLEASANT RD

## Owner Information

**Owner:** BOWEN AMANDA M  
**Mailing Address:** PO BOX 436  
KELSO, WA 98626

## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 0.6600  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 30 -7N -1W ROS45143 TR C FKA T-14G-1,14F-1.

**Sect/Township/Range:** 30-7N-1W  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** MT PLEASANT  
**Tax Code Area:** 860

## Current Assessed Values For 2025

**Land Value:** \$44,860  
**Improvement Value:** \$425,680  
**Current Use:** \$0  
**Total Assessed Value:** \$470,540

## Current Taxes For 2026 Payable Year

**Taxes:** \$4,769.22  
**Assessments:** \$37.05  
**Total Charges:** \$4,806.27  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$4,806.27

## Photos





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## Property Details

<b>Year Built - SFR</b>	1969
<b>Area (SQFT) - SFR SEC_VER_2</b>	858
<b>Area (SQFT) - SFR GAR_ATT</b>	600
<b>Area (SQFT) - SFR FIRST</b>	1,500
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<b>Area (SQFT) - SFR FIRST</b>	1,500
<b>Baths (Full)</b>	3
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<b>Bedrooms</b>	3
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