



# Cowlitz County Property Information

Property ID: 3008955

Parcel: WE1304001

Site Address: 5620 ROSE VALLEY RD

## Owner Information

**Owner:** MARGARET VAN NUS LIVING TRUST  
**Mailing Address:** VAN NUS MARGARET TRUSTEE  
1521 NE 97TH AVE  
VANCOUVER, WA 98664-3035

## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 9.4500  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 13 -8N -1W T-4A DESIGNATED FOREST LAND RCW 84.33.  
  
**Sect/Township/Range:** 13-8N-1W  
**Property Use:** PARCEL W/OUTBUILDING ONLY  
**Neighborhood:** COWEEMAN RIVERFRONT  
**Tax Code Area:** 860

## Current Assessed Values For 2025

**Land Value:** \$19,520  
**Improvement Value:** \$42,470  
**Current Use:** \$1,460  
**Total Assessed Value:** \$63,450

## Current Taxes For 2026 Payable Year

**Taxes:** \$643.09  
**Assessments:** \$44.48  
**Total Charges:** \$687.57  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$687.57

## Photos





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### Property Details

Year Built - DET_GAR_WD	1981
Area (SQFT) - DET_GAR_WD FIRST	864