



# Cowlitz County Property Information

Property ID: 3009177

Parcel: WE2602014

Site Address: 4445 ROSE VALLEY RD

## Owner Information

**Owner:** SELLENTIN GREGORY A  
**Mailing Address:** 4445 ROSE VALLEY RD  
KELSO, WA 98626

## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 3.1000  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 26 -8N -1W CC06040 LOT 3 SE/SW FKA T-13A3.

**Sect/Township/Range:** 26-8N-1W  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** ROSE VALLEY EAST  
**Tax Code Area:** 860

## Current Assessed Values For 2025

**Land Value:** \$76,390  
**Improvement Value:** \$404,020  
**Current Use:** \$0  
**Total Assessed Value:** \$480,410

## Current Taxes For 2026 Payable Year

**Taxes:** \$4,869.25  
**Assessments:** \$19.63  
**Total Charges:** \$4,888.88  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$2,444.48  
**Total Due:** \$2,444.40

## Photos





# Cowlitz County Property Information

Property ID: 3009177

Parcel: WE2602014

Site Address: 4445 ROSE VALLEY RD

---

## Property Details

<b>Year Built - SFR</b>	1998
<b>Area (SQFT) - SFR GAR_ATT</b>	462
<b>Area (SQFT) - SFR FIRST</b>	1,943
<b>Baths (Full)</b>	2
<b>Bedrooms</b>	3

<b>Year Built - SFR</b>	1998
<b>Area (SQFT) - SFR GAR_ATT</b>	462
<b>Area (SQFT) - SFR FIRST</b>	1,943
<b>Baths (Full)</b>	2
<b>Bedrooms</b>	3

<b>Year Built - SFR</b>	1998
<b>Area (SQFT) - SFR GAR_ATT</b>	462
<b>Area (SQFT) - SFR FIRST</b>	1,943
<b>Baths (Full)</b>	2
<b>Bedrooms</b>	3