



# Cowlitz County Property Information

Property ID: 3010542 Parcel: WG2011006 Site Address: 118 RIVER VIEW DR

## Owner Information

**Owner:** FIVE TWO ONE TRUST  
**Mailing Address:** KAUFFMAN DAVID J/MICHELLE R TRUSTEE  
7306 NW 13TH CT  
VANCOUVER, WA 98665

## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 2.2700  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 20 -10N -1W CC01124 LOT 4 NW/SW FKA T-11C LOT 4 OF.  
  
**Sect/Township/Range:** 20-10N-1W  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** TOUTLE RIVER FRONT  
**Tax Code Area:** 650

## Current Assessed Values For 2025

**Land Value:** \$127,600  
**Improvement Value:** \$424,980  
**Current Use:** \$0  
**Total Assessed Value:** \$552,580

## Current Taxes For 2026 Payable Year

**Taxes:** \$4,591.38  
**Assessments:** \$48.23  
**Total Charges:** \$4,639.61  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$4,639.61

## Photos





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### Property Details

<b>Year Built - SFR</b>	2024
<b>Area (SQFT) - SFR FIRST</b>	1,167
<b>Area (SQFT) - SFR SEC_VER_2</b>	626
<b>Baths (Full)</b>	1
<b>Bedrooms</b>	1