



# Cowlitz County Property Information

Property ID: 3012277

Parcel: W11609013

Site Address: 3957 COLUMBIA HEIGHTS RD

## Owner Information

**Owner:** HIGGINS KEVIN D/DIANNE L  
**Mailing Address:** 740 CALIFORNIA WAY  
RENO, NV 89509-1357

## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 0.8500  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 16 -8N -2W T-6C-2 EXC R/W TO COUNTY FEE 890711011.

**Sect/Township/Range:** 16-8N-2W  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** CEDAR GATES  
**Tax Code Area:** 835

## Current Assessed Values For 2025

**Land Value:** \$92,910  
**Improvement Value:** \$768,670  
**Current Use:** \$0  
**Total Assessed Value:** \$861,580

## Current Taxes For 2026 Payable Year

**Taxes:** \$8,847.98  
**Assessments:** \$49.61  
**Total Charges:** \$8,897.59  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$4,448.82  
**Total Due:** \$4,448.77

## Photos





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### Property Details

<b>Year Built - SFR</b>	1975
<b>Area (SQFT) - SFR BAS_FIN_V2</b>	2,104
<b>Area (SQFT) - SFR ATTIC_FN</b>	250
<b>Area (SQFT) - SFR FIRST</b>	2,213
<b>Baths (Full)</b>	3
<b>Baths (Half)</b>	1
<b>Bedrooms</b>	3