



# Cowlitz County Property Information

Property ID: 3013162

Parcel: W12520005

Site Address: 2405 HILLVIEW DR

## Owner Information

**Owner:** MCKNIGHT BENJAMIN E/KAYLA M  
**Mailing Address:** 2405 HILLVIEW DR  
 KELSO, WA 98626

## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 0.2500  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 640 (WOODVILLE HGTS) -1 -5 25 -8N -2W

**Sect/Township/Range:** 25-8N-2W  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** BUTLER ACRES  
**Tax Code Area:** 830

## Current Assessed Values For 2025

**Land Value:** \$49,950  
**Improvement Value:** \$270,210  
**Current Use:** \$0  
**Total Assessed Value:** \$320,160

## Current Taxes For 2026 Payable Year

**Taxes:** \$3,228.20  
**Assessments:** \$49.43  
**Total Charges:** \$3,277.63  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$3,277.63

## Photos





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### Property Details

<b>Year Built - SFR</b>	1961
<b>Area (SQFT) - SFR GAR_ATT</b>	480
<b>Area (SQFT) - SFR BAS_FIN_V2</b>	624
<b>Area (SQFT) - SFR FIRST</b>	1,168
<b>Baths (Full)</b>	1
<b>Baths (Half)</b>	1
<b>Bedrooms</b>	3