



# Cowlitz County Property Information

Property ID: 3014854

Parcel: WJ2316001

Site Address: 5414 PLEASANT HILL RD

## Owner Information

**Owner:** BERN KURT A/SALLY A  
**Mailing Address:** 5414 PLEASANT HILL RD  
KELSO, WA 98626

## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 1.0400  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 23 -9N -2W T-9A-1,9C INCL T-9C FEE 3351722.

**Sect/Township/Range:** 23-9N-2W  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** PLEASANT HILL  
**Tax Code Area:** 650

## Current Assessed Values For 2025

**Land Value:** \$48,000  
**Improvement Value:** \$560,270  
**Current Use:** \$0  
**Total Assessed Value:** \$608,270

## Current Taxes For 2026 Payable Year

**Taxes:** \$5,054.09  
**Assessments:** \$19.01  
**Total Charges:** \$5,073.10  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$5,073.10

## Photos





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### Property Details

<b>Year Built - DET_GAR_WD</b>	1994
<b>Area (SQFT) - DET_GAR_WD FIRST</b>	1,332
<b>Year Built - SFR</b>	2006
<b>Area (SQFT) - SFR FIRST</b>	1,300
<b>Area (SQFT) - SFR SEC_VER_2</b>	1,028
<b>Baths (Full)</b>	2
<b>Baths (Half)</b>	1
<b>Bedrooms</b>	2