



# Cowlitz County Property Information

Property ID: 3014855

Parcel: WJ2316002

Site Address: 5410 PLEASANT HILL RD

## Owner Information

**Owner:** MATTSON HEATHER ANNE ETAL  
**Mailing Address:** 5410 PLEASANT HILL RD  
KELSO, WA 98626

## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 0.2700  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 23 -9N -2W CC05258 LOT 2 SE/SE FKA T-13 LOT 2 OF  
EXC SUPER HWY FEE 344082 ALSO LOT 2 OFT-18 SEC  
**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:** \$39,900  
**Improvement Value:** \$287,040  
**Current Use:** \$0  
**Total Assessed Value:** \$326,940

## Current Taxes For 2026 Payable Year

**Taxes:** \$2,716.53  
**Assessments:** \$13.43  
**Total Charges:** \$2,729.96  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$2,729.96

## Photos





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### Property Details

<b>Year Built - DET_GAR_WD</b>	1910
<b>Area (SQFT) - DET_GAR_WD FIRST</b>	900
<b>Year Built - SFR</b>	1910
<b>Area (SQFT) - SFR BAS_UNF_V2</b>	960
<b>Area (SQFT) - SFR PORCH_ENC</b>	384
<b>Area (SQFT) - SFR FIRST</b>	1,212
<b>Baths (Full)</b>	1
<b>Bedrooms</b>	3