



# Cowlitz County Property Information

Property ID: 3014856

Parcel: WJ2316003

Site Address: 5412 PLEASANT HILL RD

## Owner Information

**Owner:** L KATON WOODS INC  
**Mailing Address:** 5412 PLEASANT HILL RD  
KELSO, WA 98626-9332

## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 2.1700  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 23 -9N -2W CC05258 LOT 1 SE/SE FKA T-13 LOT 1 OF.  
  
**Sect/Township/Range:** 23-9N-2W  
**Property Use:** PARCEL W/OUTBUILDING ONLY  
**Neighborhood:** PLEASANT HILL  
**Tax Code Area:** 650

## Current Assessed Values For 2025

**Land Value:** \$64,200  
**Improvement Value:** \$65,660  
**Current Use:** \$0  
**Total Assessed Value:** \$129,860

## Current Taxes For 2026 Payable Year

**Taxes:** \$1,079.01  
**Assessments:** \$19.35  
**Total Charges:** \$1,098.36  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$1,098.36

## Photos





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### Property Details

Year Built - DET\_GAR\_MET 2003

Area (SQFT) - DET\_GAR\_MET FIRST 720

Year Built - DET\_GAR\_WD 1988

Area (SQFT) - DET\_GAR\_WD FIRST 720