



# Cowlitz County Property Information

Property ID: 3015318

Parcel: WJ3510001

Site Address: 4409 PLEASANT HILL RD

## Owner Information

**Owner:** MCGHEE PATRICK/ELLEN TRUST  
**Mailing Address:** 4215 PLEASANT HILL RD  
KELSO, WA 98626

## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 12.2400  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 35 -9N -2W T-3,4 EXC PAC HWY.

**Sect/Township/Range:** 35-9N-2W  
**Property Use:** WAREHOUSE  
**Neighborhood:** RURAL NORTH  
**Tax Code Area:** 650

## Current Assessed Values For 2025

**Land Value:** \$101,570  
**Improvement Value:** \$422,500  
**Current Use:** \$0  
**Total Assessed Value:** \$524,070

## Current Taxes For 2026 Payable Year

**Taxes:** \$4,354.50  
**Assessments:** \$27.72  
**Total Charges:** \$4,382.22  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$4,382.22

## Photos





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### Property Details

<b>Year Built - COMM</b>	2016
<b>Area (SQFT) - COMM BASE</b>	6,000