



# Cowlitz County Property Information

Property ID: 3015367

Parcel: WJ3521022

Site Address: 4740 PLEASANT HILL RD

## Owner Information

**Owner:** NICHOLSON FRAN A  
**Mailing Address:** 4740 PLEASANT HILL RD  
KELSO, WA 98626-0024

## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 1.9500  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 650 (WALBERT ACRES UNRECORDED) -12A 35 -9N -2W  
  
**Sect/Township/Range:** 35-9N-2W  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** PLEASANT HILL  
**Tax Code Area:** 650

## Current Assessed Values For 2025

**Land Value:** \$48,000  
**Improvement Value:** \$399,460  
**Current Use:** \$0  
**Total Assessed Value:** \$447,460

## Current Taxes For 2026 Payable Year

**Taxes:** \$3,717.92  
**Assessments:** \$19.29  
**Total Charges:** \$3,737.21  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$3,737.21

## Photos





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### Property Details

<b>Year Built - DET_GAR_MET</b>	2006
<b>Area (SQFT) - DET_GAR_MET FIRST</b>	720
<b>Year Built - DET_GAR_WD</b>	1932
<b>Area (SQFT) - DET_GAR_WD FIRST</b>	432
<b>Year Built - DET_GAR_WD</b>	2006
<b>Area (SQFT) - DET_GAR_WD FIRST</b>	504
<b>Year Built - DET_GAR_WD</b>	2006
<b>Area (SQFT) - DET_GAR_WD FIRST</b>	450
<b>Year Built - SFR</b>	1932
<b>Area (SQFT) - SFR FIRST</b>	1,286
<b>Area (SQFT) - SFR ATTIC_FN</b>	300
<b>Baths (Full)</b>	2
<b>Bedrooms</b>	4