



# Cowlitz County Property Information

Property ID: 3016242 Parcel: WK3304012 Site Address: 6031 WEST SIDE HWY

## Owner Information

**Owner:** AVERY ADRIAN  
**Mailing Address:** 6031 WEST SIDE HWY  
CASTLE ROCK, WA 98611

## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 2.4200  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 33 -10N -2W T-4K EXC T-4K-1 VOL 41 PG 28 SCO  
852000529.  
**Sect/Township/Range:** 33-10N-2W  
**Property Use:** RES WITH MH AS ALT PAR  
**Neighborhood:** WK NORTH OF RIVER  
**Tax Code Area:** 650

## Current Assessed Values For 2025

**Land Value:** \$81,990  
**Improvement Value:** \$199,980  
**Current Use:** \$0  
**Total Assessed Value:** \$281,970

## Current Taxes For 2026 Payable Year

**Taxes:** \$2,342.88  
**Assessments:** \$19.43  
**Total Charges:** \$2,362.31  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$2,362.31

## Photos





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### Property Details

<b>Year Built - SFR</b>	1938
<b>Area (SQFT) - SFR BAS_UNF_V2</b>	320
<b>Area (SQFT) - SFR FIRST</b>	1,276
<b>Area (SQFT) - SFR SEC_VER_2</b>	740
<b>Baths (Full)</b>	2
<b>Bedrooms</b>	4