



# Cowlitz County Property Information

Property ID: 3046928

Parcel: 62778

Site Address: 3738 PLEASANT HILL RD

## Owner Information

**Owner:** LEMMONS DERRICK W/JENICA M ETAL  
**Mailing Address:** 3738 PLEASANT HILL RD  
KELSO, WA 98626

## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 9.7300  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 687 (OSTRANDER N DLC) 2 -8N -2W T-12 EXC SUPER  
HWY EXC SUPER R/W FEE 353687 EXC T-12A FEE  
**Sect/Township/Range:** 2-8N-2W  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** PLEASANT HILL  
**Tax Code Area:** 840

## Current Assessed Values For 2025

**Land Value:** \$122,850  
**Improvement Value:** \$576,910  
**Current Use:** \$0  
**Total Assessed Value:** \$699,760

## Current Taxes For 2026 Payable Year

**Taxes:** \$7,099.05  
**Assessments:** \$50.47  
**Total Charges:** \$7,149.52  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$7,149.52

## Photos





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### Property Details

<b>Year Built - DET_GAR_MET</b>	2006
<b>Area (SQFT) - DET_GAR_MET FIRST</b>	1,080
<b>Year Built - SFR</b>	1964
<b>Area (SQFT) - SFR BAS_UNF_V2</b>	940
<b>Area (SQFT) - SFR ATTIC_FN</b>	576
<b>Area (SQFT) - SFR GAR_ATT</b>	484
<b>Area (SQFT) - SFR FIRST</b>	1,150
<b>Baths (Full)</b>	1
<b>Baths (Half)</b>	1
<b>Bedrooms</b>	3
<b>Year Built - SFR</b>	1942
<b>Area (SQFT) - SFR FIRST</b>	640
<b>Baths (Full)</b>	1
<b>Bedrooms</b>	1