



# Cowlitz County Property Information

Property ID: 3048590

Parcel: 63497

Site Address: 4041 PLEASANT HILL RD

## Owner Information

**Owner:** FLATT BRIAN  
**Mailing Address:** 4621 NE 73RD  
PORTLAND, OR 97218-3805

## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 3.1900  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 692 (WASHBURN S DLC) 2 -8N -2W T-2G EXC T-2G-1 OWNERS SEG 287.  
**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:** \$51,890  
**Improvement Value:** \$538,040  
**Current Use:** \$0  
**Total Assessed Value:** \$589,930

## Current Taxes For 2026 Payable Year

**Taxes:** \$5,984.84  
**Assessments:** \$19.66  
**Total Charges:** \$6,004.50  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$6,004.50

## Photos





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### Property Details

<b>Year Built - DET_GAR_MET</b>	1955
<b>Area (SQFT) - DET_GAR_MET FIRST</b>	3,200
<b>Year Built - SFR</b>	1955
<b>Area (SQFT) - SFR FIRST</b>	2,216
<b>Area (SQFT) - SFR GAR_ATT</b>	901
<b>Baths (Full)</b>	2
<b>Bedrooms</b>	3