



# Cowlitz County Property Information

Property ID: 3048591

Parcel: 6349701

Site Address: 4037 PLEASANT HILL RD

## Owner Information

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

## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 0.2100  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 692 (WASHBURN S DLC) 2 -8N -2W T-2G-1.

**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:** \$3,310  
**Improvement Value:** \$232,390  
**Current Use:** \$0  
**Total Assessed Value:** \$235,700

## Current Taxes For 2026 Payable Year

**Taxes:** \$2,391.18  
**Assessments:** \$13.41  
**Total Charges:** \$2,404.59  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$2,404.59

## Photos





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### Property Details

**Year Built - DET\_GAR\_WD** 1939

**Area (SQFT) - DET\_GAR\_WD FIRST** 704

**Year Built - SFR** 1939

**Area (SQFT) - SFR FIRST** 1,091

**Baths (Full)** 1

**Bedrooms** 2