



# Cowlitz County Property Information

Property ID: 3048592

Parcel: 63498

Site Address: 3916 PLEASANT HILL RD

## Owner Information

**Owner:** FRAZIER JOSEPH/AMY  
**Mailing Address:** 3916 PLEASANT HILL RD  
KELSO, WA 98626

## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 2.9000  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 692 (WASHBURN S DLC) 2 -8N -2W T-2H,2N.

**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:** \$51,360  
**Improvement Value:** \$429,030  
**Current Use:** \$0  
**Total Assessed Value:** \$480,390

## Current Taxes For 2026 Payable Year

**Taxes:** \$4,873.56  
**Assessments:** \$43.07  
**Total Charges:** \$4,916.63  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$4,916.63

## Photos





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### Property Details

<b>Year Built - DET_GAR_WD</b>	1983
<b>Area (SQFT) - DET_GAR_WD FIRST</b>	400
<b>Year Built - SFR</b>	1972
<b>Area (SQFT) - SFR GAR_BSMT</b>	420
<b>Area (SQFT) - SFR FIRST</b>	1,320
<b>Area (SQFT) - SFR BAS_FIN_V2</b>	900
<b>Baths (Full)</b>	2
<b>Baths (Half)</b>	1
<b>Bedrooms</b>	3