



# Cowlitz County Property Information

Property ID: 3048617

Parcel: 63504

Site Address: 4036 PLEASANT HILL RD

## Owner Information

**Owner:** BUCK TIMOTHY SHAWN/VIOLETA OSORIA  
**Mailing Address:** 4036 PLEASANT HILL RD  
KELSO, WA 98626

## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 2.5900  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 692 (WASHBURN S DLC) 2 -8N -2W T-8.

**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:** \$355,150  
**Current Use:** \$0  
**Total Assessed Value:** \$406,510

## Current Taxes For 2026 Payable Year

**Taxes:** \$4,124.03  
**Assessments:** \$19.48  
**Total Charges:** \$4,143.51  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$4,143.51

## Photos





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## Property Details

<b>Year Built - DET_GAR_WD</b>	1967
<b>Area (SQFT) - DET_GAR_WD FIRST</b>	1,320
<b>Year Built - SFR</b>	1967
<b>Area (SQFT) - SFR GAR_ATT</b>	572
<b>Area (SQFT) - SFR FIRST</b>	1,244
<b>Baths (Full)</b>	1
<b>Baths (Half)</b>	1
<b>Bedrooms</b>	3
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