



## Cowlitz County Property Information

Property ID: 3051195

Parcel: WJ2202008

Site Address: 945 SANDY BEND RD

### Owner Information

**Owner:** SEDY AUSTIN/JESSICA R  
**Mailing Address:** 947 SANDY BEND RD  
CASTLE ROCK, WA 98611-9468

### General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 1.9600  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 22 -9N -2W CC12124 LOT 3.

**Sect/Township/Range:** 22-9N-2W  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** WJ WEST OF RIVER  
**Tax Code Area:** 650

### Current Assessed Values For 2025

**Land Value:** \$72,230  
**Improvement Value:** \$403,500  
**Current Use:** \$0  
**Total Assessed Value:** \$475,730

### Current Taxes For 2026 Payable Year

**Taxes:** \$3,952.80  
**Assessments:** \$42.79  
**Total Charges:** \$3,995.59  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$3,995.59

### Photos





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### Property Details

|                           |       |
|---------------------------|-------|
| Year Built - SFR          | 2021  |
| Area (SQFT) - SFR GAR_ATT | 440   |
| Area (SQFT) - SFR FIRST   | 1,490 |
| Baths (Full)              | 2     |
| Bedrooms                  | 3     |