



# Cowlitz County Property Information

Property ID: 3052098

Parcel: WD3020059

Site Address: 49 ESSEX DR

## Owner Information

**Owner:** HUBENTHAL LIVING TRUST  
**Mailing Address:** 49 ESSEX DR  
KELSO, WA 98626

## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 0.8400  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 92 (CARROLLTON CREST REPLAT) -31 30 -7N -1W

**Sect/Township/Range:** 30-7N-1W  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** MT PLEASANT  
**Tax Code Area:** 860

## Current Assessed Values For 2025

**Land Value:** \$171,110  
**Improvement Value:** \$589,010  
**Current Use:** \$0  
**Total Assessed Value:** \$760,120

## Current Taxes For 2026 Payable Year

**Taxes:** \$7,704.29  
**Assessments:** \$37.10  
**Total Charges:** \$7,741.39  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$7,741.39

## Photos





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### Property Details

<b>Year Built - SFR</b>	2005
<b>Area (SQFT) - SFR GAR_ATT</b>	846
<b>Area (SQFT) - SFR BAS_FIN_V2</b>	1,212
<b>Area (SQFT) - SFR FIRST</b>	1,901
<b>Baths (Full)</b>	3
<b>Baths (Half)</b>	1
<b>Bedrooms</b>	3