



# Cowlitz County Property Information

Property ID: 3052603

Parcel: EA0510014

Site Address: 196 PINERIDGE DR

## Owner Information

**Owner:** RICHARD RAYMOND E/JEANE L  
**Mailing Address:** PO BOX 2192  
WOODLAND, WA 98674

## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 10.0000  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 5 -5N -1E CC13065 LOT 1/CC12179 LOT 1A, T-9C-3 SE/NW  
INCL CC12179 LOT 1A FEE 3259338 DESIGNATED  
**Sect/Township/Range:** 5-5N-1E  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** LEWIS RIVER RD  
**Tax Code Area:** 920

## Current Assessed Values For 2025

**Land Value:** \$21,700  
**Improvement Value:** \$648,740  
**Current Use:** \$1,620  
**Total Assessed Value:** \$672,060

## Current Taxes For 2026 Payable Year

**Taxes:** \$6,178.60  
**Assessments:** \$39.02  
**Total Charges:** \$6,217.62  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$6,217.62

## Photos





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### Property Details

<b>Year Built - SFR</b>	2005
<b>Area (SQFT) - SFR GAR_ATT</b>	1,274
<b>Area (SQFT) - SFR SEC_VER_2</b>	1,019
<b>Area (SQFT) - SFR FIRST</b>	2,484
<b>Baths (Full)</b>	2
<b>Baths (Half)</b>	1
<b>Bedrooms</b>	4