



# Cowlitz County Property Information

Property ID: 3091697

Parcel: WJ2304004

Site Address: 5520 PLEASANT HILL RD

## Owner Information

**Owner:** J/K RENTALS LLC  
**Mailing Address:** PO BOX 567  
KELSO, WA 98626

## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 7.5000  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 23 -9N -2W LL01123 LOT 2 SE/SE.

**Sect/Township/Range:** 23-9N-2W  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** PLEASANT HILL  
**Tax Code Area:** 650

## Current Assessed Values For 2025

**Land Value:** \$81,080  
**Improvement Value:** \$125,530  
**Current Use:** \$0  
**Total Assessed Value:** \$206,610

## Current Taxes For 2026 Payable Year

**Taxes:** \$1,716.71  
**Assessments:** \$49.80  
**Total Charges:** \$1,766.51  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$1,766.51

## Photos





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### Property Details

|                                |      |
|--------------------------------|------|
| <b>Year Built - SFR</b>        | 1900 |
| <b>Area (SQFT) - SFR FIRST</b> | 752  |
| <b>Baths (Full)</b>            | 1    |
| <b>Bedrooms</b>                | 2    |