



## Cowlitz County Property Information

Property ID: 5967638

Parcel: 243700115

Site Address: 2040 S RIVER RD

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### Owner Information

**Owner:** ORIOVSKIY OLGA/ALEKSANDR  
**Mailing Address:** 3515 NE 88TH CT  
VANCOUVER, WA 98662

### Photos

### General Property Info

**Jurisdiction:** KELSO  
**Acres:** 0.0000  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** RETREAT AT RIVERS EDGE LOT 15 3 -7N -2W  
HUNTINGTON D DLC.  
**Sect/Township/Range:** 3-7N-2W  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** S KELSO WEST OF RR  
**Tax Code Area:** 800

### Current Assessed Values For 2025

**Land Value:** \$202,070  
**Improvement Value:** \$274,540  
**Current Use:** \$0  
**Total Assessed Value:** \$476,610

### Current Taxes For 2026 Payable Year

**Taxes:** \$4,740.17  
**Assessments:** \$16.02  
**Total Charges:** \$4,756.19  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$4,756.19



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### Property Details

|                                    |       |
|------------------------------------|-------|
| <b>Year Built - SFR</b>            | 2025  |
| <b>Area (SQFT) - SFR FIRST</b>     | 1,907 |
| <b>Area (SQFT) - SFR SEC_VER_2</b> | 941   |
| <b>Area (SQFT) - SFR GAR_ATT</b>   | 757   |
| <b>Baths (Full)</b>                | 3     |
| <b>Bedrooms</b>                    | 4     |