



## Cowlitz County Property Information

Property ID: 3000231

Parcel: EA0309007

Site Address: 450 LITTLE KALAMA RIVER RD

### Owner Information

**Owner:** EGGLESTON KYLE E/NICHOLE M  
**Mailing Address:** 450 LITTLE KALAMA RIVER RD  
WOODLAND, WA 98674

### General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 2.4500  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 3 -5N -1E T-8E-1,9C-1 INCL T-8E-1 FEE 3407845 EXC T-9C-2 AFN 3699630  
**Sect/Township/Range:** 3-5N-1E  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** LEWIS RIVER RD  
**Tax Code Area:** 920

### Current Assessed Values For 2025

**Land Value:** \$131,990  
**Improvement Value:** \$467,260  
**Current Use:** \$0  
**Total Assessed Value:** \$599,250

### Current Taxes For 2026 Payable Year

**Taxes:** \$5,509.23  
**Assessments:** \$42.94  
**Total Charges:** \$5,552.17  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$5,552.17

### Photos





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### Property Details

|                             |       |
|-----------------------------|-------|
| Year Built - SFR            | 2011  |
| Area (SQFT) - SFR GAR_ATT   | 528   |
| Area (SQFT) - SFR FIRST     | 1,440 |
| Area (SQFT) - SFR SEC_VER_2 | 840   |
| Baths (Full)                | 2     |
| Baths (Half)                | 1     |
| Bedrooms                    | 3     |

|                             |       |
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