



## Cowlitz County Property Information

Property ID: 3009094

Parcel: WE2014004

Site Address: 4535 MT BRYNION RD

### Owner Information

**Owner:** EDDINS JUSTIN M/JESSIKA R  
**Mailing Address:** 4535 MT BRYNION RD  
KELSO, WA 98626

### General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 7.5900  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 20 -8N -1W T-4B AKA TR 13 ROS 8/103.

**Sect/Township/Range:** 20-8N-1W  
**Property Use:** MOBILE HOME ON LAND  
**Neighborhood:** MT BRYNION  
**Tax Code Area:** 830

### Current Assessed Values For 2025

**Land Value:** \$118,250  
**Improvement Value:** \$223,740  
**Current Use:** \$0  
**Total Assessed Value:** \$341,990

### Current Taxes For 2026 Payable Year

**Taxes:** \$3,448.33  
**Assessments:** \$49.83  
**Total Charges:** \$3,498.16  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$3,498.16

### Photos





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### Property Details

|                                      |       |
|--------------------------------------|-------|
| Year Built - MH_LAND_PKG             | 1997  |
| Area (SQFT) - MH_LAND_PKG FIRST      | 1,064 |
| Baths (Full)                         | 2     |
| Bedrooms                             | 3     |
|                                      |       |
| Year Built - DET_GAR_WD              | 2024  |
| Area (SQFT) - DET_GAR_WD             | 32    |
| Area (SQFT) - DET GAR 1ST FLR OFFICE | 352   |