



# Cowlitz County Property Information

Property ID: 3013028

Parcel: W12411012

Site Address: 2045 MT BRYNION RD

## Owner Information

**Owner:** HIATT ADRIANE  
**Mailing Address:** 2045 MT BRYNION RD  
KELSO, WA 98626

## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 0.9600  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 24 -8N -2W T-11A-2,9A-1,11A-3 EXC T-11A-3A FEE  
3627341  
**Sect/Township/Range:** 24-8N-2W  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** MT BRYNION  
**Tax Code Area:** 830

## Current Assessed Values For 2025

**Land Value:** \$60,890  
**Improvement Value:** \$188,190  
**Current Use:** \$0  
**Total Assessed Value:** \$249,080

## Current Taxes For 2026 Payable Year

**Taxes:** \$2,511.49  
**Assessments:** \$37.14  
**Total Charges:** \$2,548.63  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$2,548.63

## Photos





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### Property Details

<b>Year Built - DET_GAR_WD</b>	1943
<b>Area (SQFT) - DET_GAR_WD FIRST</b>	576
<b>Year Built - SFR</b>	1943
<b>Area (SQFT) - SFR PORCH_ENC</b>	56
<b>Area (SQFT) - SFR FIRST</b>	1,040
<b>Baths (Full)</b>	1
<b>Baths (Half)</b>	1
<b>Bedrooms</b>	3