



# Cowlitz County Property Information

Property ID: 3044635

Parcel: 61176

Site Address: 523 NEVADA DR

## Owner Information

**Owner:** TRINKLEIN ERIK/KELLY  
**Mailing Address:** 22410 NE POYNER RD  
 BRUSH PRARIE, WA 98606-6901

## Photos



## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 0.2500  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 136 (COLUMBIA HGTS GDNS) -6 -27 21 -8N -2W CC13111  
 LOT 1 EXC CC13111 LOT 2 FEE 3199894 FKA LOT 27 BLK  
**Sect/Township/Range:** 21-8N-2W  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** OLSON RD  
**Tax Code Area:** 420

## Current Assessed Values For 2025

**Land Value:** \$42,230  
**Improvement Value:** \$282,140  
**Current Use:** \$0  
**Total Assessed Value:** \$324,370

## Current Taxes For 2026 Payable Year

**Taxes:** \$2,887.93  
**Assessments:** \$49.43  
**Total Charges:** \$2,937.36  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$2,937.36



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### Property Details

<b>Year Built - SFR</b>	1942
<b>Area (SQFT) - SFR FIRST</b>	1,020
<b>Area (SQFT) - SFR PORCH_ENC</b>	45
<b>Area (SQFT) - SFR SEC_VER_2</b>	552
<b>Baths (Full)</b>	1
<b>Baths (Half)</b>	1
<b>Bedrooms</b>	3