



# Cowlitz County Property Information

Property ID: 3053294

Parcel: WF2101014

Site Address: 294 BLUE MOUNTAIN RD

## Owner Information

**Owner:** PHIPPS BRIAN W/JENNIFER C  
**Mailing Address:** 294 BLUE MOUNTAIN RD  
CASTLE ROCK, WA 98611

## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 5.0500  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 21 -9N -1W LL01052 LOT 6-3 NE/NE.

**Sect/Township/Range:** 21-9N-1W  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** SILVER LAKE  
**Tax Code Area:** 890

## Current Assessed Values For 2025

**Land Value:** \$144,140  
**Improvement Value:** \$499,170  
**Current Use:** \$0  
**Total Assessed Value:** \$643,310

## Current Taxes For 2026 Payable Year

**Taxes:** \$6,400.56  
**Assessments:** \$57.10  
**Total Charges:** \$6,457.66  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$6,457.66

## Photos





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### Property Details

<b>Year Built - SFR</b>	2006
<b>Area (SQFT) - SFR BAS_FIN_V2</b>	1,146
<b>Area (SQFT) - SFR GAR_ATT</b>	484
<b>Area (SQFT) - SFR FIRST</b>	1,955
<b>Baths (Full)</b>	3
<b>Bedrooms</b>	4