



## Cowlitz County Property Information

Property ID: 5965132

Parcel: WD1402009

Site Address: 195 BRIANNA CT

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### Owner Information

**Owner:** HEIRBORNE ESTATES LLC  
**Mailing Address:** 1097 BODINE RD  
KELSO, WA 98626

### Photos



### General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 4.0000  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 14 -7N -1W LL01193 LOT 2 EXC LOT 2A AFN 3721739

**Sect/Township/Range:** 14-7N-1W  
**Property Use:** 3.01 - 5.00 ACRES  
**Neighborhood:** ROSE VALLEY - CARROLLS  
**Tax Code Area:** 860

### Current Assessed Values For 2025

**Land Value:** \$121,320  
**Improvement Value:** \$0  
**Current Use:** \$0  
**Total Assessed Value:** \$121,320

### Current Taxes For 2026 Payable Year

**Taxes:** \$1,229.64  
**Assessments:** \$19.90  
**Total Charges:** \$1,249.54  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$1,249.54



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