



# Cowlitz County Property Information

Property ID: 3003080

Parcel: EM1312004

Site Address: 305 CENTRAL VALLEY DR

## Owner Information

**Owner:** RUEF ANDREW/IRENE  
**Mailing Address:** 2641 NE NOVA AVE  
HILLSBORO, OR 97123

## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 8.3600  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 13 -6N -3E T-12 EXC T-12B OWN SEG 1325 EXC T-12C  
FEE 3683369  
**Sect/Township/Range:** 13-6N-3E  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** LEWIS RIVER RD  
**Tax Code Area:** 940

## Current Assessed Values For 2025

**Land Value:** \$185,240  
**Improvement Value:** \$431,920  
**Current Use:** \$0  
**Total Assessed Value:** \$617,160

## Current Taxes For 2026 Payable Year

**Taxes:** \$6,182.47  
**Assessments:** \$50.06  
**Total Charges:** \$6,232.53  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$6,232.53

## Photos





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### Property Details

<b>Year Built - DET_GAR_MET</b>	2017
<b>Area (SQFT) - DET_GAR_MET FIRST</b>	1,296
<b>Year Built - SFR</b>	2010
<b>Area (SQFT) - SFR FIRST</b>	1,488
<b>Baths (Full)</b>	2
<b>Bedrooms</b>	3