



# Cowlitz County Property Information

Property ID: 3012389

Parcel: W11720006

Site Address: 17 AVELLANA AVE

## Owner Information

**Owner:** OLSEN GREGORY C  
**Mailing Address:** PO BOX 2232  
LONGVIEW, WA 98632

## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 1.0500  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 110 (CEDAR GATES 1) -2 -1 17 -8N -2W

**Sect/Township/Range:** 17-8N-2W  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** CEDAR GATES  
**Tax Code Area:** 835

## Current Assessed Values For 2025

**Land Value:** \$71,380  
**Improvement Value:** \$379,740  
**Current Use:** \$0  
**Total Assessed Value:** \$451,120

## Current Taxes For 2026 Payable Year

**Taxes:** \$4,632.76  
**Assessments:** \$55.02  
**Total Charges:** \$4,687.78  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$4,687.78

## Photos





## Cowlitz County Property Information

Property ID: 3012389

Parcel: W11720006

Site Address: 17 AVELLANA AVE

---

### Property Details

|                                     |       |
|-------------------------------------|-------|
| <b>Year Built - SFR</b>             | 1957  |
| <b>Area (SQFT) - SFR FIRST</b>      | 1,490 |
| <b>Area (SQFT) - SFR GAR_ATT</b>    | 540   |
| <b>Area (SQFT) - SFR BAS_FIN_V2</b> | 1,146 |
| <b>Baths (Full)</b>                 | 2     |
| <b>Bedrooms</b>                     | 3     |