



# Cowlitz County Property Information

Property ID: 3017786

Parcel: WL1702006

Site Address: 6946 WILLOW GROVE RD

## Owner Information

**Owner:** JAMES L BOYLON REVOCABLE TRUST  
**Mailing Address:** TRAN HUYEN-LAN THI TRUSTEE  
 6949 WILLOW GROVE RD  
 LONGVIEW, WA 98632

## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 5.0000  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 17 -8N -3W ROS45007 LOT A FKA T-6 EXC T-6B,16A,20A  
 AFN 3752387

**Sect/Township/Range:** 17-8N-3W  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** WILLOW GROVE  
**Tax Code Area:** 420

## Current Assessed Values For 2025

**Land Value:** \$39,200  
**Improvement Value:** \$708,770  
**Current Use:** \$0  
**Total Assessed Value:** \$747,970

## Current Taxes For 2026 Payable Year

**Taxes:** \$6,659.29  
**Assessments:** \$2,952.01  
**Total Charges:** \$9,611.30  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$9,611.30

## Photos





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### Property Details

<b>Year Built - DET_GAR_WD</b>	1990
<b>Area (SQFT) - DET_GAR_WD FIRST</b>	1,250
<b>Year Built - SFR</b>	1990
<b>Area (SQFT) - SFR SEC_VER_2</b>	1,107
<b>Area (SQFT) - SFR FIRST</b>	1,830
<b>Area (SQFT) - SFR PORCH_ENC</b>	320
<b>Baths (Full)</b>	3
<b>Bedrooms</b>	3
<b>Year Built - BARN</b>	1990
<b>Area (SQFT) - BARN - AVERAGE</b>	1,800