



# Cowlitz County Property Information

Property ID: 3018055

Parcel: WL2409020

Site Address: 5007 OCEAN BEACH HWY #B

## Owner Information

**Owner:** BARBARA ANN BALKAN LIVING TRUST  
**Mailing Address:** 25 LOVE CT  
LONGVIEW, WA 98632

## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 0.2800  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 24 -8N -3W T-6C-1,6C-3,6C-4,6C-5,6C-1B-1 EXC T-6C-2C,6C-3A FEE 970718013 EXC T-6C-1A FEE 970718015.  
**Sect/Township/Range:** 24-8N-3W  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** CVG 4  
**Tax Code Area:** 420

## Current Assessed Values For 2025

**Land Value:** \$35,720  
**Improvement Value:** \$237,260  
**Current Use:** \$0  
**Total Assessed Value:** \$272,980

## Current Taxes For 2026 Payable Year

**Taxes:** \$2,430.39  
**Assessments:** \$209.65  
**Total Charges:** \$2,640.04  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$2,640.04

## Photos





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### Property Details

<b>Year Built - SFR</b>	1997
<b>Area (SQFT) - SFR GAR_ATT</b>	546
<b>Area (SQFT) - SFR FIRST</b>	1,110
<b>Baths (Full)</b>	2
<b>Bedrooms</b>	3