



## Cowlitz County Property Information

Property ID: 3024654

Parcel: 03561

Site Address: 336 26TH AVE

### Owner Information

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

### General Property Info

**Jurisdiction:** LONGVIEW  
**Acres:** 0.0000  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 225 (HIGHLANDS 1) -22 -25 5 -7N -2W

**Sect/Township/Range:** 5-7N-2W  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** HIGHLANDS  
**Tax Code Area:** 400

### Current Assessed Values For 2025

**Land Value:** \$21,500  
**Improvement Value:** \$217,260  
**Current Use:** \$0  
**Total Assessed Value:** \$238,760

### Current Taxes For 2026 Payable Year

**Taxes:** \$1,874.58  
**Assessments:** \$151.15  
**Total Charges:** \$2,025.73  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$2,025.73

### Photos





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### Property Details

|                           |       |
|---------------------------|-------|
| Year Built - SFR          | 1976  |
| Area (SQFT) - SFR GAR_ATT | 552   |
| Area (SQFT) - SFR FIRST   | 1,080 |
| Baths (Full)              | 1     |
| Bedrooms                  | 3     |