



# Cowlitz County Property Information

Property ID: 3024961

Parcel: 03852

Site Address: 146 16TH AVE

## Owner Information

**Owner:** L&R INVESTMENT PROPERTIES LLC  
**Mailing Address:** 110 SOUTH 3RD AVE  
KELSO, WA 98626

## General Property Info

**Jurisdiction:** LONGVIEW  
**Acres:** 0.0000  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 226 (HIGHLANDS 2) -3A -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:** \$196,520  
**Current Use:** \$0  
**Total Assessed Value:** \$218,020

## Current Taxes For 2026 Payable Year

**Taxes:** \$1,711.73  
**Assessments:** \$139.18  
**Total Charges:** \$1,850.91  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$1,850.91

## Photos





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### Property Details

<b>Year Built - SFR</b>	1925
<b>Area (SQFT) - SFR FIRST</b>	800
<b>Baths (Full)</b>	1
<b>Bedrooms</b>	2