



## Cowlitz County Property Information

Property ID: 3025301

Parcel: 04185

Site Address: 262 20TH AVE

### Owner Information

**Owner:** BALKAN FAMILY TRUST  
**Mailing Address:** BALKAN BARBARA TRUSTEE  
25 LOVE CT  
LONGVIEW, WA 98632

### General Property Info

**Jurisdiction:** LONGVIEW  
**Acres:** 0.0000  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 226 (HIGHLANDS 2) -11 -40 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:** \$275,060  
**Current Use:** \$0  
**Total Assessed Value:** \$296,560

### Current Taxes For 2026 Payable Year

**Taxes:** \$2,328.37  
**Assessments:** \$184.51  
**Total Charges:** \$2,512.88  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$2,512.88

### Photos





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### Property Details

|                           |      |
|---------------------------|------|
| Year Built - SFR          | 1974 |
| Area (SQFT) - SFR GAR_ATT | 720  |
| Area (SQFT) - SFR FIRST   | 984  |
| Baths (Full)              | 1    |
| Bedrooms                  | 3    |