



# Cowlitz County Property Information

Property ID: 3025439

Parcel: 04323

Site Address: 246 24TH AVE

## Owner Information

**Owner:** PEONIO FAMILY TRUST  
**Mailing Address:** PEONIO JOSHUA R/COURTNEY M TRUSTEES  
 2581 MT PLEASANT RD  
 KELSO, WA 98626

## General Property Info

**Jurisdiction:** LONGVIEW  
**Acres:** 0.0000  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 226 (HIGHLANDS 2) -19 -33,34 5 -7N -2W LV12035 LOT 2  
 EXC LOT 34A FEE 3062827.  
**Sect/Township/Range:** 5-7N-2W  
**Property Use:** DUPLEX/TRIPLEX  
**Neighborhood:** HIGHLANDS  
**Tax Code Area:** 400

## Current Assessed Values For 2025

**Land Value:** \$26,880  
**Improvement Value:** \$285,520  
**Current Use:** \$0  
**Total Assessed Value:** \$312,400

## Current Taxes For 2026 Payable Year

**Taxes:** \$2,452.74  
**Assessments:** \$193.65  
**Total Charges:** \$2,646.39  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$2,646.39

## Photos





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### Property Details

<b>Year Built - DUPLEXTRIPLEX</b>	1967
<b>Area (SQFT) - DUPLEXTRIPLEX FIRST</b>	1,936
<b>Baths (Full)</b>	2
<b>Bedrooms</b>	4

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