



# Cowlitz County Property Information

Property ID: 3026810

Parcel: 053600075

Site Address: 760 OCEAN BEACH HWY

## Owner Information

**Owner:** A I LONGVIEW LLC  
**Mailing Address:** 5440 SW WESTGATE DR  
 SUITE 250  
 PORTLAND, OR 97221

## General Property Info

**Jurisdiction:** LONGVIEW  
**Acres:** 6.9500  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 332 (MAPLEWOOD) -4,5,8,9 27 -8N -2W BLK 4,5,8,9,12,13  
 INCL PTN LVOL 246A-1, 246B,247B2,247B-1A IN 27-8-2W  
**Sect/Township/Range:** 27-8N-2W  
**Property Use:** RETAIL STORE  
**Neighborhood:** WASH WAY\_15TH\_OBH  
**Tax Code Area:** 400

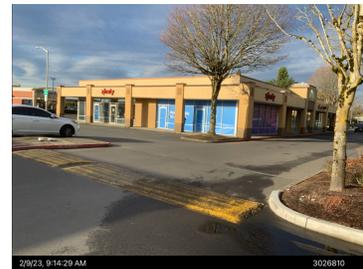
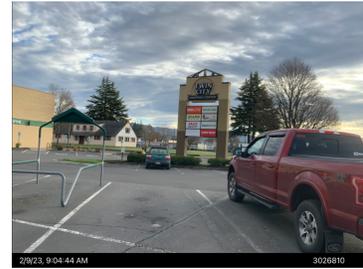
## Current Assessed Values For 2025

**Land Value:** \$3,377,860  
**Improvement Value:** \$11,671,210  
**Current Use:** \$0  
**Total Assessed Value:** \$15,049,070

## Current Taxes For 2026 Payable Year

**Taxes:** \$118,154.20  
**Assessments:** \$8,711.73  
**Total Charges:** \$126,865.93  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$126,865.93

## Photos





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### Property Details

<b>Year Built - LARGE BLDG</b>	1990
<b>Area (SQFT) - COMM BASE</b>	123,765
<b>Year Built - SHOPS A</b>	1990
<b>Area (SQFT) - COMM BASE</b>	7,500
<b>Year Built - SHOPS B</b>	1990
<b>Area (SQFT) - COMM BASE</b>	7,450