



Cowlitz County Property Information

Property ID: 3027726

Parcel: 05630

Site Address: 2645 NICHOLS BLVD

Owner Information

Owner: MAGNUSON JAMES R
Mailing Address: 2645 NICHOLS BLVD
LONGVIEW, WA 98632

General Property Info

Jurisdiction: LONGVIEW
Acres: 0.0000
Curr Assmt Yr: 2025
Abbr Prop Ref: 402 (OLYMPIC 1) -15 -41 32 -8N -2W

Sect/Township/Range: 32-8N-2W
Property Use: SINGLE FAMILY RES
Neighborhood: OLYMPIC 1
Tax Code Area: 400

Current Assessed Values For 2025

Land Value: \$0
Improvement Value: \$0
Current Use: \$0
Total Assessed Value: \$405,910

Current Taxes For 2026 Payable Year

Taxes: \$269.59
Assessments: \$247.62
Total Charges: \$517.21
First Half: \$0.00
Second Half: \$0.00
Total Paid: \$0.00
Total Due: \$517.21

Photos





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Property Details

Year Built - DET_GAR_WD	1949
Area (SQFT) - DET_GAR_WD FIRST	528
Year Built - SFR	1949
Area (SQFT) - SFR BAS_UNF_V2	378
Area (SQFT) - SFR FIRST	1,307
Area (SQFT) - SFR BAS_FIN_V2	252
Area (SQFT) - SFR ATTIC_FN	330
Baths (Full)	1
Baths (Half)	1
Bedrooms	4