



# Cowlitz County Property Information

Property ID: 3028402

Parcel: 06302

Site Address: 2603 NW NICHOLS BLVD

## Owner Information

**Owner:** HANIFY CHARLES/MARY  
**Mailing Address:** 2603 NW NICHOLS BLVD  
LONGVIEW, WA 98632

## General Property Info

**Jurisdiction:** LONGVIEW  
**Acres:** 0.0000  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 403 (OLYMPIC 2) -2 -50,51 29 -8N -2W SLY 10 FT LOT LOT 50.  
**Sect/Township/Range:** 29-8N-2W  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** OLYMPIC 2-3  
**Tax Code Area:** 400

## Current Assessed Values For 2025

**Land Value:** \$54,890  
**Improvement Value:** \$417,100  
**Current Use:** \$0  
**Total Assessed Value:** \$471,990

## Current Taxes For 2026 Payable Year

**Taxes:** \$3,705.73  
**Assessments:** \$285.76  
**Total Charges:** \$3,991.49  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$3,991.49

## Photos





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### Property Details

<b>Year Built - DET_GAR_WD</b>	1937
<b>Area (SQFT) - DET_GAR_WD FIRST</b>	384
<b>Year Built - DET_GAR_WD</b>	1937
<b>Area (SQFT) - DET_GAR_WD FIRST</b>	424
<b>Year Built - SFR</b>	1937
<b>Area (SQFT) - SFR BAS_FIN_V2</b>	750
<b>Area (SQFT) - SFR SEC_VER_2</b>	546
<b>Area (SQFT) - SFR FIRST</b>	2,079
<b>Area (SQFT) - SFR BAS_UNF_V2</b>	710
<b>Baths (Full)</b>	2
<b>Bedrooms</b>	3