



# Cowlitz County Property Information

Property ID: 3030024

Parcel: 07049

Site Address: 421 17TH AVE

## Owner Information

**Owner:** BALKAN BARBARA ANN  
**Mailing Address:** 25 LOVE CT  
LONGVIEW, WA 98632

## General Property Info

**Jurisdiction:** LONGVIEW  
**Acres:** 0.0000  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 497 (ST HELENS 1) -10 -12 4 -7N -2W

**Sect/Township/Range:** 4-7N-2W  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** ST HELENS  
**Tax Code Area:** 400

## Current Assessed Values For 2025

**Land Value:** \$25,360  
**Improvement Value:** \$320,810  
**Current Use:** \$0  
**Total Assessed Value:** \$346,170

## Current Taxes For 2026 Payable Year

**Taxes:** \$2,717.87  
**Assessments:** \$213.14  
**Total Charges:** \$2,931.01  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$2,931.01

## Photos





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### Property Details

<b>Year Built - SFR</b>	1939
<b>Area (SQFT) - SFR FIRST</b>	780
<b>Area (SQFT) - SFR BAS_UNF_V2</b>	780
<b>Area (SQFT) - SFR SEC_VER_2</b>	380
<b>Baths (Full)</b>	1
<b>Bedrooms</b>	2

<b>Year Built - SFR (ADU)</b>	1925
<b>Area (SQFT) - SFR FIRST</b>	770
<b>Area (SQFT) - SFR GAR_ATT</b>	216
<b>Baths (Full)</b>	1
<b>Bedrooms</b>	2