



# Cowlitz County Property Information

Property ID: 3030489

Parcel: 07517

Site Address: 446 23RD AVE

## Owner Information

**Owner:** TORRES JILIAN U VALENCIANO ETAL  
**Mailing Address:** 446 23RD AVE  
 LONGVIEW, WA 98632

## General Property Info

**Jurisdiction:** LONGVIEW  
**Acres:** 0.0000  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 498 (ST HELENS 2) -27 -20 5 -7N -2W

**Sect/Township/Range:** 5-7N-2W  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** ST HELENS  
**Tax Code Area:** 400

## Current Assessed Values For 2025

**Land Value:** \$29,240  
**Improvement Value:** \$279,040  
**Current Use:** \$0  
**Total Assessed Value:** \$308,280

## Current Taxes For 2026 Payable Year

**Taxes:** \$2,420.39  
**Assessments:** \$191.27  
**Total Charges:** \$2,611.66  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$2,611.66

## Photos





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### Property Details

<b>Year Built - SFR</b>	1976
<b>Area (SQFT) - SFR FIRST</b>	1,056
<b>Area (SQFT) - SFR GAR_ATT</b>	352
<b>Baths (Full)</b>	1
<b>Bedrooms</b>	3

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