



## Cowlitz County Property Information

Property ID: 3030651

Parcel: 07680

Site Address: 431 24TH AVE

### Owner Information

**Owner:** SEVERSON BRIAN K  
**Mailing Address:** 431 24TH AVE  
LONGVIEW, WA 98632

### General Property Info

**Jurisdiction:** LONGVIEW  
**Acres:** 0.0000  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 499 (ST HELENS 3) -33 -10 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:** \$309,640  
**Current Use:** \$0  
**Total Assessed Value:** \$338,880

### Current Taxes For 2026 Payable Year

**Taxes:** \$2,660.64  
**Assessments:** \$208.93  
**Total Charges:** \$2,869.57  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$2,869.57

### Photos





## Cowlitz County Property Information

Property ID: 3030651

Parcel: 07680

Site Address: 431 24TH AVE

---

### Property Details

|                                |       |
|--------------------------------|-------|
| <b>Year Built - SFR</b>        | 1948  |
| <b>Area (SQFT) - SFR FIRST</b> | 1,256 |
| <b>Baths (Full)</b>            | 1     |
| <b>Baths (Half)</b>            | 1     |
| <b>Bedrooms</b>                | 3     |

|                                       |     |
|---------------------------------------|-----|
| <b>Year Built - DET GAR WD</b>        |     |
| <b>Area (SQFT) - DET_GAR_WD FIRST</b> | 280 |