



## Cowlitz County Property Information

Property ID: 3030662

Parcel: 07691

Site Address: 450 25TH AVE

### Owner Information

**Owner:** PRESNELL ALEX  
**Mailing Address:** 1210 BEHSHEL HEIGHTS RD  
KELSO, WA 98626-5233

### General Property Info

**Jurisdiction:** LONGVIEW  
**Acres:** 0.0000  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 499 (ST HELENS 3) -33 -21 32 -8N -2W

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

### Current Assessed Values For 2025

**Land Value:** \$29,240  
**Improvement Value:** \$228,130  
**Current Use:** \$0  
**Total Assessed Value:** \$257,370

### Current Taxes For 2026 Payable Year

**Taxes:** \$2,020.69  
**Assessments:** \$161.89  
**Total Charges:** \$2,182.58  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$2,182.58

### Photos





## Cowlitz County Property Information

Property ID: 3030662

Parcel: 07691

Site Address: 450 25TH AVE

---

### Property Details

|                           |      |
|---------------------------|------|
| Year Built - SFR          | 1948 |
| Area (SQFT) - SFR FIRST   | 771  |
| Area (SQFT) - SFR GAR_ATT | 220  |
| Baths (Full)              | 1    |
| Bedrooms                  | 2    |