



# Cowlitz County Property Information

Property ID: 3035339

Parcel: 2108214

Site Address: 713 N 24TH AVE

## Owner Information

**Owner:** GRUENEFELDER CHRISTINA/NICOLAS  
**Mailing Address:** 219 STEPPING STONE ST  
KALAMA, WA 98625

## General Property Info

**Jurisdiction:** KELSO  
**Acres:** 0.0000  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 114 (CEDAR HILLS 3) -14 25 -8N -2W

**Sect/Township/Range:** 25-8N-2W  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** BUTLER ACRES  
**Tax Code Area:** 800

## Current Assessed Values For 2025

**Land Value:** \$62,430  
**Improvement Value:** \$289,920  
**Current Use:** \$0  
**Total Assessed Value:** \$352,350

## Current Taxes For 2026 Payable Year

**Taxes:** \$3,504.33  
**Assessments:** \$36.85  
**Total Charges:** \$3,541.18  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$3,541.18

## Photos





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### Property Details

|                                    |      |
|------------------------------------|------|
| <b>Year Built - SFR</b>            | 1994 |
| <b>Area (SQFT) - SFR GAR_BI</b>    | 400  |
| <b>Area (SQFT) - SFR SEC_VER_2</b> | 896  |
| <b>Area (SQFT) - SFR FIRST</b>     | 772  |
| <b>Baths (Full)</b>                | 2    |
| <b>Baths (Half)</b>                | 1    |
| <b>Bedrooms</b>                    | 4    |

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