



# Cowlitz County Property Information

Property ID: 3038260

Parcel: 23698

Site Address: 1109 N 7TH AVE

## Owner Information

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

## General Property Info

**Jurisdiction:** KELSO  
**Acres:** 0.1100  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 817 (KELSO OUTLOT) -KEOL -11 26 -8N -2W EXC KEOL  
11B FEE 670220.  
**Sect/Township/Range:** 26-8N-2W  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** KELSO OLD TOWN  
**Tax Code Area:** 800

## Current Assessed Values For 2025

**Land Value:** \$36,750  
**Improvement Value:** \$178,420  
**Current Use:** \$0  
**Total Assessed Value:** \$215,170

## Current Taxes For 2026 Payable Year

**Taxes:** \$2,139.98  
**Assessments:** \$13.38  
**Total Charges:** \$2,153.36  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$2,153.36

## Photos





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### Property Details

<b>Year Built - SFR</b>	1938
<b>Area (SQFT) - SFR FIRST</b>	638
<b>Area (SQFT) - SFR GAR_ATT</b>	434
<b>Baths (Full)</b>	1
<b>Bedrooms</b>	2