



# Cowlitz County Property Information

Property ID: 3048069

Parcel: 631741041

Site Address: 110 SPARKS DR

## Owner Information

**Owner:** CONVENIENCE GROUP LLC THE  
**Mailing Address:** PO BOX 5889  
VANCOUVER, WA 98668

## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 0.0000  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 9 (ALOHA PARK WEST 5 PHASE 2) -A 11 -8N -2W  
COMMERCIAL ZONE EXC RD R/W FEE 3289393.  
**Sect/Township/Range:** 11-8N-2W  
**Property Use:** FOOD MARKET  
**Neighborhood:** LEXINGTON  
**Tax Code Area:** 835

## Current Assessed Values For 2025

**Land Value:** \$655,470  
**Improvement Value:** \$950,940  
**Current Use:** \$0  
**Total Assessed Value:** \$1,606,410

## Current Taxes For 2026 Payable Year

**Taxes:** \$16,496.99  
**Assessments:** \$6,313.59  
**Total Charges:** \$22,810.58  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$22,810.58

## Photos





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### Property Details

<b>Year Built - COMM</b>	1998
<b>Area (SQFT) - COMM BASE</b>	6,672