



# Cowlitz County Property Information

Property ID: 3048477

Parcel: 63398

Site Address: 154 NIBLETT WAY

## Owner Information

**Owner:** BURGOYNE RALPH D/GAIL J  
**Mailing Address:** 139 TALKEETNA HEIGHTS  
LONGVIEW, WA 98632

## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 0.5000  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 49 (BEACON HILL ACRES) -2 -18A 16 -8N -2W

**Sect/Township/Range:** 16-8N-2W  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** BEACON HILL  
**Tax Code Area:** 835

## Current Assessed Values For 2025

**Land Value:** \$55,430  
**Improvement Value:** \$425,900  
**Current Use:** \$0  
**Total Assessed Value:** \$481,330

## Current Taxes For 2026 Payable Year

**Taxes:** \$4,943.01  
**Assessments:** \$49.50  
**Total Charges:** \$4,992.51  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$4,992.51

## Photos





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### Property Details

<b>Year Built - SFR</b>	2010
<b>Area (SQFT) - SFR FIRST</b>	2,485
<b>Baths (Full)</b>	1
<b>Baths (Half)</b>	6
<b>Bedrooms</b>	6