



# Cowlitz County Property Information

Property ID: 3048496

Parcel: 63416

Site Address: 155A NIBLETT WAY 1

## Owner Information

**Owner:** MARGARIS RENTALS LLC  
**Mailing Address:** 301 BEACON HILL DR  
LONGVIEW, WA 98632

## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 0.3200  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 49 (BEACON HILL ACRES) -3 -1 16 -8N -2W CC12088 LOT 1 FKA EXC CC12088 LOT 2 FEE 3082256 FKA LOT 5,5A,6B  
**Sect/Township/Range:** 16-8N-2W  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** BEACON HILL  
**Tax Code Area:** 835

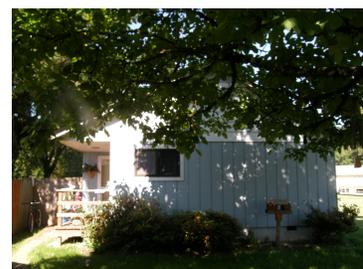
## Current Assessed Values For 2025

**Land Value:** \$50,610  
**Improvement Value:** \$193,900  
**Current Use:** \$0  
**Total Assessed Value:** \$244,510

## Current Taxes For 2026 Payable Year

**Taxes:** \$2,510.99  
**Assessments:** \$72.95  
**Total Charges:** \$2,583.94  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$2,583.94

## Photos





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## Property Details

Year Built - SFR	1950
Area (SQFT) - SFR FIRST	720
Area (SQFT) - SFR GAR_ATT	276
Area (SQFT) - SFR FIRST	720
Area (SQFT) - SFR GAR_ATT	276
Baths (Full)	1
Baths (Full)	1
Bedrooms	2
Bedrooms	2

Year Built - SFR	1950
Area (SQFT) - SFR FIRST	678
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