



# Cowlitz County Property Information

Property ID: 3049819

Parcel: 609080300

Site Address: 306 CHANNEL VIEW LN

## Owner Information

**Owner:** SWINGLE ANGELA/KENNETH  
**Mailing Address:** 306 CHANNEL VIEW LN  
LONGVIEW, WA 98632

## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 5.1600  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 679 (GUISENDORFER DLC) 12 -8N -4W T-3,4A.

**Sect/Township/Range:** 12-8N-4W  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** WO - WP  
**Tax Code Area:** 450

## Current Assessed Values For 2025

**Land Value:** \$135,750  
**Improvement Value:** \$561,730  
**Current Use:** \$0  
**Total Assessed Value:** \$697,480

## Current Taxes For 2026 Payable Year

**Taxes:** \$6,241.35  
**Assessments:** \$49.10  
**Total Charges:** \$6,290.45  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$6,290.45

## Photos





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### Property Details

<b>Year Built - SFR</b>	2020
<b>Area (SQFT) - SFR FIRST</b>	2,127
<b>Area (SQFT) - SFR GAR_ATT</b>	886
<b>Baths (Full)</b>	2
<b>Bedrooms</b>	3
<b>Year Built - DET_GAR_MET</b>	2020
<b>Area (SQFT) -</b>	1,500