



# Cowlitz County Property Information

Property ID: 3052148

Parcel: WP2603006

Site Address: 1745 ABERNATHY CREEK RD

## Owner Information

**Owner:** VAN VESSEM JOHN/SHANNA  
**Mailing Address:** 14900 NE 15TH AVE  
VANCOUVER, WA 98685

## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 54.8000  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 26 -9N -4W CC13022 LOT 2 SW DESIGNATED FOREST  
LAND RCW 84.33.  
**Sect/Township/Range:** 26-9N-4W  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** WO - WP  
**Tax Code Area:** 420

## Current Assessed Values For 2025

**Land Value:** \$5,090  
**Improvement Value:** \$235,020  
**Current Use:** \$9,920  
**Total Assessed Value:** \$250,030

## Current Taxes For 2026 Payable Year

**Taxes:** \$2,226.07  
**Assessments:** \$43.46  
**Total Charges:** \$2,269.53  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$2,269.53

## Photos





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### Property Details

<b>Year Built - SFR</b>	1980
<b>Area (SQFT) - SFR FIRST</b>	1,183
<b>Baths (Full)</b>	1
<b>Baths (Half)</b>	1
<b>Bedrooms</b>	3