



# Cowlitz County Property Information

Property ID: 3089779

Parcel: EG0605008

Site Address: 136 BIVANS RD

## Owner Information

**Owner:** LEFRANCQ JAMES P/THERESA  
**Mailing Address:** PO BOX 1736  
WOODLAND, WA 98674

## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 2.0000  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 6 -5N -2E CC14034 LOT 2.

**Sect/Township/Range:** 6-5N-2E  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** LEWIS RIVER RD  
**Tax Code Area:** 920

## Current Assessed Values For 2025

**Land Value:** \$153,940  
**Improvement Value:** \$748,650  
**Current Use:** \$0  
**Total Assessed Value:** \$902,590

## Current Taxes For 2026 Payable Year

**Taxes:** \$8,297.98  
**Assessments:** \$42.80  
**Total Charges:** \$8,340.78  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$8,340.78

## Photos





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### Property Details

<b>Year Built - SFR</b>	2007
<b>Area (SQFT) - SFR GAR_ATT</b>	1,518
<b>Area (SQFT) - SFR BAS_UNF_V2</b>	2,276
<b>Area (SQFT) - SFR FIRST</b>	2,276
<b>Baths (Full)</b>	2
<b>Bedrooms</b>	3