



# Cowlitz County Property Information

Property ID: 3002700

Parcel: EH3213005

Site Address: 450 FREDRICKSON RD

## Owner Information

**Owner:** FLANAGAN ROBERT/MARLISE  
**Mailing Address:** 450 FREDRICKSON RD  
WOODLAND, WA 98674

## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 6.0000  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 32 -6N -2E T-13A-2A DESIGNATED FOREST LAND RCW 84.33.  
**Sect/Township/Range:** 32-6N-2E  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** LEWIS RIVER RD  
**Tax Code Area:** 920

## Current Assessed Values For 2025

**Land Value:** \$1,580  
**Improvement Value:** \$476,270  
**Current Use:** \$900  
**Total Assessed Value:** \$478,750

## Current Taxes For 2026 Payable Year

**Taxes:** \$4,401.40  
**Assessments:** \$38.37  
**Total Charges:** \$4,439.77  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$4,439.77

## Photos





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### Property Details

<b>Year Built - SFR</b>	1999
<b>Area (SQFT) - SFR SEC_VER_2</b>	596
<b>Area (SQFT) - SFR FIRST</b>	963
<b>Area (SQFT) - SFR ATTIC_FN</b>	336
<b>Area (SQFT) - SFR BAS_UNF_V2</b>	963
<b>Area (SQFT) - SFR GAR_ATT</b>	628
<b>Baths (Full)</b>	2
<b>Bedrooms</b>	4