



# Cowlitz County Property Information

Property ID: 3012546

Parcel: W11806001

Site Address: 4446 SUNSET WAY

## Owner Information

**Owner:** SUSAN IRENE BAUR LIVING TRUST  
**Mailing Address:** 4446 SUNSET WAY  
LONGVIEW, WA 98632

## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 4.7600  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 18 -8N -2W CC01213 LOT 2 SW/NE FKA T-1C LOT 2 OF  
BEG NE COR LOT 4 BLK 17 EVERGRN TERR S89-43-30 E  
**Sect/Township/Range:** 18-8N-2W  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** PACIFIC WAY  
**Tax Code Area:** 420

## Current Assessed Values For 2025

**Land Value:** \$69,610  
**Improvement Value:** \$354,890  
**Current Use:** \$0  
**Total Assessed Value:** \$424,500

## Current Taxes For 2026 Payable Year

**Taxes:** \$3,779.40  
**Assessments:** \$79.63  
**Total Charges:** \$3,859.03  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$3,859.03

## Photos





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### Property Details

<b>Year Built - SFR</b>	1977
<b>Area (SQFT) - SFR SEC_VER_2</b>	1,000
<b>Area (SQFT) - SFR FIRST</b>	1,140
<b>Area (SQFT) - SFR ATTIC_UF</b>	176
<b>Area (SQFT) - SFR GAR_ATT</b>	440
<b>Baths (Full)</b>	2
<b>Baths (Half)</b>	1
<b>Bedrooms</b>	4