



# Cowlitz County Property Information

Property ID: 3023264

Parcel: 0265301

Site Address: 2714 48TH AVE

## Owner Information

**Owner:** LEADBETTER KENNETH ETUX  
**Mailing Address:** 2714 48TH AVE  
LONGVIEW, WA 98632

## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 0.0000  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 140 (CVG 2) -27 -2A-1A 13 -8N -3W

**Sect/Township/Range:** 13-8N-3W  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** PTN 55 CVG 1-2-3/WEST  
**Tax Code Area:** 420

## Current Assessed Values For 2025

**Land Value:** \$0  
**Improvement Value:** \$0  
**Current Use:** \$0  
**Total Assessed Value:** \$274,740

## Current Taxes For 2026 Payable Year

**Taxes:** \$2,347.68  
**Assessments:** \$210.59  
**Total Charges:** \$2,558.27  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$2,558.27

## Photos





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## Property Details

<b>Year Built - DET_GAR_WD</b>	1938
<b>Area (SQFT) - DET_GAR_WD FIRST</b>	960
<b>Area (SQFT) - DET_GAR_WD FIRST</b>	960

<b>Year Built - SFR</b>	1938
<b>Area (SQFT) - SFR FIRST</b>	1,125
<b>Area (SQFT) - SFR FIRST</b>	1,125
<b>Baths (Full)</b>	2
<b>Baths (Full)</b>	2
<b>Bedrooms</b>	2
<b>Bedrooms</b>	2

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