



# Cowlitz County Property Information

Property ID: 3023437

Parcel: 02764

Site Address: 2420 46TH AVE

## Owner Information

**Owner:** MATHERS RANDY LYNN/KARA DIANE  
**Mailing Address:** 2420 46TH AVE  
LONGVIEW, WA 98632

## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 0.0000  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 140 (CVG 2) -30 -1B 24 -8N -3W SW 208.51 FT EXC NLY 90 FT.  
**Sect/Township/Range:** 24-8N-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:** \$58,690  
**Improvement Value:** \$387,920  
**Current Use:** \$0  
**Total Assessed Value:** \$446,610

## Current Taxes For 2026 Payable Year

**Taxes:** \$3,976.26  
**Assessments:** \$309.78  
**Total Charges:** \$4,286.04  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$4,286.04

## Photos





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### Property Details

<b>Year Built - SFR</b>	1964
<b>Area (SQFT) - SFR SEC_VER_2</b>	546
<b>Area (SQFT) - SFR FIRST</b>	1,861
<b>Area (SQFT) - SFR GAR_BI</b>	420
<b>Baths (Full)</b>	2
<b>Baths (Half)</b>	1
<b>Bedrooms</b>	6

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