



# Cowlitz County Property Information

Property ID: 3023508

Parcel: 02810

Site Address: 2445 46TH AVE

## Owner Information

**Owner:** COOPER MICHAEL BRUCE  
**Mailing Address:** 2445 46TH AVE  
LONGVIEW, WA 98632

## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 0.0000  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 140 (CVG 2) -37 -5A 24 -8N -3W W 152.85 FT LOT 5 EXC  
LOT 5A-1 FEE 674259.  
**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:** \$61,240  
**Improvement Value:** \$262,980  
**Current Use:** \$0  
**Total Assessed Value:** \$324,220

## Current Taxes For 2026 Payable Year

**Taxes:** \$2,886.58  
**Assessments:** \$239.14  
**Total Charges:** \$3,125.72  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$3,125.72

## Photos





## Cowlitz County Property Information

Property ID: 3023508

Parcel: 02810

Site Address: 2445 46TH AVE

---

### Property Details

<b>Year Built - SFR</b>	1958
<b>Area (SQFT) - SFR GAR_ATT</b>	650
<b>Area (SQFT) - SFR FIRST</b>	1,240
<b>Baths (Full)</b>	2
<b>Bedrooms</b>	3