



## Cowlitz County Property Information

Property ID: 3023556

Parcel: 02835

Site Address: 2603 48TH AVE

### Owner Information

**Owner:** CLIFFTON MATTHEW L  
**Mailing Address:** 2603 48TH AVE  
LONGVIEW, WA 98632

### General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 0.0000  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 140 (CVG 2) -38 -4B 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:** \$56,700  
**Improvement Value:** \$329,650  
**Current Use:** \$0  
**Total Assessed Value:** \$386,350

### Current Taxes For 2026 Payable Year

**Taxes:** \$3,439.75  
**Assessments:** \$275.00  
**Total Charges:** \$3,714.75  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$3,714.75

### Photos





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### Property Details

|                             |       |
|-----------------------------|-------|
| Year Built - SFR            | 1951  |
| Area (SQFT) - SFR SEC_VER_2 | 760   |
| Area (SQFT) - SFR PORCH_ENC | 180   |
| Area (SQFT) - SFR FIRST     | 1,078 |
| Area (SQFT) - SFR GAR_ATT   | 1,100 |
| Baths (Full)                | 1     |
| Bedrooms                    | 4     |