



# Cowlitz County Property Information

Property ID: 3023560

Parcel: 02838

Site Address: 2445 48TH AVE

## Owner Information

**Owner:** CECCONI SHELBY J  
**Mailing Address:** 2445 48TH AVE  
LONGVIEW, WA 98632-5115

## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 0.0000  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 140 (CVG 2) -38 -5A-1, 6A-1 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:** \$70,100  
**Improvement Value:** \$247,690  
**Current Use:** \$0  
**Total Assessed Value:** \$317,790

## Current Taxes For 2026 Payable Year

**Taxes:** \$2,829.33  
**Assessments:** \$235.43  
**Total Charges:** \$3,064.76  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$3,064.76

## Photos





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### Property Details

<b>Year Built - SFR</b>	1941
<b>Area (SQFT) - SFR PORCH_ENC</b>	128
<b>Area (SQFT) - SFR FIRST</b>	1,566
<b>Baths (Full)</b>	1
<b>Bedrooms</b>	2