



# Cowlitz County Property Information

Property ID: 3023618

Parcel: 02868

Site Address: 2312 38TH AVE

## Owner Information

**Owner:** FRANKLIN FAMILY TRUST  
**Mailing Address:** WADE FRANK/ELAINE TRUSTEES  
 5455 JACKSON HWY  
 TOLEDO, WA 98591-9704

## General Property Info

**Jurisdiction:** LONGVIEW  
**Acres:** 0.0000  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 141 (CVG 3) -18 -4A 19 -8N -2W EXC LOT 4A-1 FEE 800617013.  
**Sect/Township/Range:** 19-8N-2W  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** PTN 55 CVG 1-2-3/CENTRAL  
**Tax Code Area:** 400

## Current Assessed Values For 2025

**Land Value:** \$51,030  
**Improvement Value:** \$219,490  
**Current Use:** \$0  
**Total Assessed Value:** \$270,520

## Current Taxes For 2026 Payable Year

**Taxes:** \$2,123.91  
**Assessments:** \$169.48  
**Total Charges:** \$2,293.39  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$2,293.39

## Photos





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### Property Details

<b>Year Built - SFR</b>	1957
<b>Area (SQFT) - SFR FIRST</b>	1,092
<b>Area (SQFT) - SFR SEC_VER_2</b>	420
<b>Area (SQFT) - SFR GAR_ATT</b>	704
<b>Baths (Full)</b>	2
<b>Bedrooms</b>	4