



# Cowlitz County Property Information

Property ID: 3023622

Parcel: 02871

Site Address: 3798 OCEAN BEACH HWY

## Owner Information

**Owner:** KS BRAR PROPERTY LLC  
**Mailing Address:** 18701 NE 149TH ST  
BRUSH PRAIRIE, WA 98606

## General Property Info

**Jurisdiction:** LONGVIEW  
**Acres:** 0.0000  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 141 (CVG 3) -18 -6,7A 30 -8N -2W EXC LOT 5C-1 FEE  
601319 EXC LOT 6A,5C-2 FEE 864079 EXC OCEAN BEACH  
**Sect/Township/Range:** 30-8N-2W  
**Property Use:** FOOD MARKET  
**Neighborhood:** WEST END OBH CORRIDOR  
**Tax Code Area:** 400

## Current Assessed Values For 2025

**Land Value:** \$398,960  
**Improvement Value:** \$410,630  
**Current Use:** \$0  
**Total Assessed Value:** \$809,590

## Current Taxes For 2026 Payable Year

**Taxes:** \$6,356.31  
**Assessments:** \$480.61  
**Total Charges:** \$6,836.92  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$6,836.92

## Photos





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### Property Details

<b>Year Built - COMM</b>	1991
<b>Area (SQFT) - COMM BASE</b>	4,155