



# Cowlitz County Property Information

Property ID: 3023714

Parcel: 02942

Site Address: 2247 40TH AVE

## Owner Information

**Owner:** BOOTH IRREVOCABLE TRUST  
**Mailing Address:** BOOTH WILLIAM C TRUSTEE  
 2175 38TH AVE  
 LONGVIEW, WA 98632

## General Property Info

**Jurisdiction:** LONGVIEW  
**Acres:** 0.0000  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 141 (CVG 3) -25 -15B 19 -8N -2W CC14115 LOT 1 SE  
 476.25 FT EXC SWLY 165 FT EXC LOT 15B-1 FEE 759679.  
**Sect/Township/Range:** 19-8N-2W  
**Property Use:** DUPLEX/TRIPLEX  
**Neighborhood:** PTN 55 CVG 1-2-3/WEST  
**Tax Code Area:** 400

## Current Assessed Values For 2025

**Land Value:** \$56,700  
**Improvement Value:** \$419,230  
**Current Use:** \$0  
**Total Assessed Value:** \$475,930

## Current Taxes For 2026 Payable Year

**Taxes:** \$3,736.65  
**Assessments:** \$290.70  
**Total Charges:** \$4,027.35  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$4,027.35

## Photos





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### Property Details

<b>Year Built - DUPLEXTRIPLEX</b>	2011
<b>Area (SQFT) - DUPLEXTRIPLEX GAR_ATT</b>	660
<b>Area (SQFT) - DUPLEXTRIPLEX FIRST</b>	2,988
<b>Baths (Full)</b>	4
<b>Bedrooms</b>	6