



Cowlitz County Property Information

Property ID: 3023715

Parcel: 0294201

Site Address: 2245 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-1 19 -8N -2W CC14115 LOT 2 SELY
150 FT OF NELY 40 FT LOT 15.
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

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