



# Cowlitz County Property Information

Property ID: 3023907

Parcel: 03088001

Site Address: 2047 40TH AVE

## Owner Information

**Owner:** VAN FLEET CLINTON W/BRANDA K  
**Mailing Address:** 2226 CEDAR PL  
LONGVIEW, WA 98632

## Photos



## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 0.0000  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 142 (CVG 4) -24 -11 19 -8N -2W C03032 LOT 1A,2,3A BLK 24 AKA ROS 23/46 LOT 1 INCL LOT 1A,3A OWN SEG 1188  
**Sect/Township/Range:** 19-8N-2W  
**Property Use:** DUPLEX/TRIPLEX  
**Neighborhood:** CVG 4  
**Tax Code Area:** 420



## Current Assessed Values For 2025

**Land Value:** \$56,700  
**Improvement Value:** \$382,950  
**Current Use:** \$0  
**Total Assessed Value:** \$439,650



## Current Taxes For 2026 Payable Year

**Taxes:** \$3,914.29  
**Assessments:** \$305.76  
**Total Charges:** \$4,220.05  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$4,220.05





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### Property Details

|  |       |
|--|-------|
| <b>Year Built - DUPLEXTRIPLEX</b>          | 2003  |
| <b>Area (SQFT) - DUPLEXTRIPLEX FIRST</b>   | 2,193 |
| <b>Area (SQFT) - DUPLEXTRIPLEX GAR_ATT</b> | 624   |
| <b>Area (SQFT) - DUPLEXTRIPLEX SECOND</b>  | 1,020 |
| <b>Baths (Full)</b>                        | 4     |
| <b>Baths (Half)</b>                        | 2     |
| <b>Bedrooms</b>                            | 6     |