



Cowlitz County Property Information

Property ID: 3023908

Parcel: 03088002

Site Address: 2045 40TH AVE #A/B

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 -11A, 12C 19 -8N -2W CC03032 LOT 2A,3
BLK 24 AKA ROS 23/47 TR 2 INCL LOT 2A 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: \$349,300
Current Use: \$0
Total Assessed Value: \$406,000



Current Taxes For 2026 Payable Year

Taxes: \$3,614.69
Assessments: \$286.34
Total Charges: \$3,901.03
First Half: \$0.00
Second Half: \$0.00
Total Paid: \$0.00
Total Due: \$3,901.03





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Property Details

Year Built - DUPLEXTRIPLEX	2002
Area (SQFT) - DUPLEXTRIPLEX GAR_ATT	672
Area (SQFT) - DUPLEXTRIPLEX FIRST	2,400
Baths (Full)	4
Bedrooms	4