



# Cowlitz County Property Information

Property ID: 3023935

Parcel: 03112

Site Address: 2030 44TH AVE

## Owner Information

**Owner:** WAYNE/SHERIE MASON TRUST  
**Mailing Address:** MASON WAYNE L/SHERIE S TRUSTEES  
 PO BOX 614  
 CLATSKANIE, OR 97016

## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 0.0000  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 142 (CVG 4) -33 -11B 24 -8N -3W CC12094 LOT 1 EXC  
 CC12094 LOT 2 FEE 3083948 SW 99 FT OF NE 141 FT LOT  
**Sect/Township/Range:** 24-8N-3W  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** CVG 4  
**Tax Code Area:** 420

## Current Assessed Values For 2025

**Land Value:** \$35,720  
**Improvement Value:** \$285,140  
**Current Use:** \$0  
**Total Assessed Value:** \$320,860

## Current Taxes For 2026 Payable Year

**Taxes:** \$2,856.67  
**Assessments:** \$237.20  
**Total Charges:** \$3,093.87  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$3,093.87

## Photos





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### Property Details

<b>Year Built - DET_GAR_WD</b>	1999
<b>Area (SQFT) - DET_GAR_WD FIRST</b>	660
<b>Year Built - SFR</b>	1974
<b>Area (SQFT) - SFR FIRST</b>	1,534
<b>Baths (Full)</b>	2
<b>Bedrooms</b>	3