



# Cowlitz County Property Information

Property ID: 3023954

Parcel: 0312601

Site Address: 4425 OCEAN BEACH HWY

## Owner Information

**Owner:** RYAN/JENNIFER SCHROCK REVOCABLE LIVING TRUST  
**Mailing Address:** 7481 WILLOW GROVE RD  
LONGVIEW, WA 98632-9236

## Photos



## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 0.0000  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 142 (CVG 4) -34 -4A, 4A-1 24 -8N -3W INCL LOT 4A-1 FEE 3163770.  
**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:** \$56,130  
**Improvement Value:** \$417,220  
**Current Use:** \$0  
**Total Assessed Value:** \$473,350

## Current Taxes For 2026 Payable Year

**Taxes:** \$4,214.32  
**Assessments:** \$325.21  
**Total Charges:** \$4,539.53  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$4,539.53





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### Property Details

<b>Year Built - DET_GAR_MET</b>	2016
<b>Area (SQFT) - DET_GAR_MET FIRST</b>	3,000
<b>Year Built - SFR</b>	1967
<b>Area (SQFT) - SFR GAR_ATT</b>	525
<b>Area (SQFT) - SFR FIRST</b>	1,509
<b>Baths (Full)</b>	2
<b>Bedrooms</b>	3