



## Cowlitz County Property Information

Property ID: 3031323

Parcel: 08098024

Site Address: 4706 MERLIN ST

### Owner Information

**Owner:** YUEN YIN WAN/SUN WO  
**Mailing Address:** 3149 MICHIGAN ST  
LONGVIEW, WA 98632

### General Property Info

**Jurisdiction:** LONGVIEW  
**Acres:** 0.0000  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 623 (WINDEMERE 1) -2 -6,7 24 -8N -3W NWLY 51 FT /  
SELY 9 FT LOT 6 EXC LOT 7A FEE 708919.  
**Sect/Township/Range:** 24-8N-3W  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** WINDEMERE  
**Tax Code Area:** 400

### Current Assessed Values For 2025

**Land Value:** \$51,030  
**Improvement Value:** \$234,470  
**Current Use:** \$0  
**Total Assessed Value:** \$285,500

### Current Taxes For 2026 Payable Year

**Taxes:** \$2,241.53  
**Assessments:** \$180.80  
**Total Charges:** \$2,422.33  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$2,422.33

### Photos





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### Property Details

|                           |       |
|---------------------------|-------|
| Year Built - SFR          | 1972  |
| Area (SQFT) - SFR GAR_ATT | 300   |
| Area (SQFT) - SFR FIRST   | 1,233 |
| Baths (Full)              | 2     |
| Bedrooms                  | 4     |