



# Cowlitz County Property Information

Property ID: 3042294

Parcel: 50407

Site Address: 949 FRAZIER LN

## Owner Information

**Owner:** MCLENDON FAMILY TRUST  
**Mailing Address:** 306 INSEL RD  
WOODLAND, WA 98674

## General Property Info

**Jurisdiction:** WOODLAND  
**Acres:** 0.0000  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 429 (PARENTS ACRE TR) -38,38B 24 -5N -1W S 50 FT  
EXC E 30 FT TR 38B INCL TR 38 WAS PAR 50408.  
**Sect/Township/Range:** 24-5N-1W  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** WOODLAND WEST OF I-5  
**Tax Code Area:** 900

## Current Assessed Values For 2025

**Land Value:** \$48,510  
**Improvement Value:** \$321,440  
**Current Use:** \$0  
**Total Assessed Value:** \$369,950

## Current Taxes For 2026 Payable Year

**Taxes:** \$3,713.87  
**Assessments:** \$481.35  
**Total Charges:** \$4,195.22  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$4,195.22

## Photos





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### Property Details

Year Built - DET\_GAR\_MET 1925

Area (SQFT) - DET\_GAR\_MET FIRST 640

Year Built - SFR 1925

Area (SQFT) - SFR FIRST 888

Area (SQFT) - SFR GAR\_ATT 364

Area (SQFT) - SFR BAS\_UNF\_V2 728

Baths (Full) 1

Bedrooms 2