



# Cowlitz County Property Information

Property ID: 3048340

Parcel: 63307082

Site Address: 198 BEACON HILL DR #C

## Owner Information

**Owner:** BRIEN FREDRICK S/CATHIE S  
**Mailing Address:** 198 BEACON HILL DR  
LONGVIEW, WA 98632-5864

## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 1.0500  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 601 (WASHBURN A DLC) 15 -8N -2W CC05237 LOT 2 E1/2  
FKA T-1L LOT 2 OF.  
**Sect/Township/Range:** 15-8N-2W  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** BEACON HILL  
**Tax Code Area:** 835

## Current Assessed Values For 2025

**Land Value:** \$59,580  
**Improvement Value:** \$380,030  
**Current Use:** \$0  
**Total Assessed Value:** \$439,610

## Current Taxes For 2026 Payable Year

**Taxes:** \$4,514.56  
**Assessments:** \$159.43  
**Total Charges:** \$4,673.99  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$4,673.99

## Photos





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### Property Details

<b>Year Built - SFR</b>	1990
<b>Area (SQFT) - SFR SEC_VER_2</b>	1,404
<b>Area (SQFT) - SFR FIRST</b>	1,404
<b>Baths (Full)</b>	2
<b>Baths (Half)</b>	1
<b>Bedrooms</b>	4