



# Cowlitz County Property Information

Property ID: 3050829

Parcel: 031120100

Site Address: 2032 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 -11 24 -8N -3W CC12094 LOT 2.  
  
**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:** \$66,600  
**Improvement Value:** \$118,840  
**Current Use:** \$0  
**Total Assessed Value:** \$185,440

## Current Taxes For 2026 Payable Year

**Taxes:** \$1,651.01  
**Assessments:** \$159.05  
**Total Charges:** \$1,810.06  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$1,810.06

## Photos





## Cowlitz County Property Information

Property ID: 3050829

Parcel: 031120100

Site Address: 2032 44TH AVE

---

### Property Details

<b>Year Built - SFR</b>	1936
<b>Area (SQFT) - SFR FIRST</b>	816
<b>Baths (Full)</b>	1
<b>Bedrooms</b>	2