



# Cowlitz County Property Information

Property ID: 3092026

Parcel: 634980306

Site Address: 249 FLATT RD

## Owner Information

**Owner:** LORENZO RYAN/BREANNA  
**Mailing Address:** 2107 GROVE ST  
LONGVIEW, WA 98632

## General Property Info

**Jurisdiction:** COWLITZ  
**Acres:** 5.0000  
**Curr Assmt Yr:** 2025  
**Abbr Prop Ref:** 692 (WASHBURN S DLC) 3 -8N -2W LL01133 LOT 3.  
  
**Sect/Township/Range:** 3-8N-2W  
**Property Use:** SINGLE FAMILY RES  
**Neighborhood:** PLEASANT HILL  
**Tax Code Area:** 840

## Current Assessed Values For 2025

**Land Value:** \$81,900  
**Improvement Value:** \$597,300  
**Current Use:** \$0  
**Total Assessed Value:** \$679,200

## Current Taxes For 2026 Payable Year

**Taxes:** \$6,890.50  
**Assessments:** \$20.20  
**Total Charges:** \$6,910.70  
**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total Paid:** \$0.00  
**Total Due:** \$6,910.70

## Photos





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### Property Details

<b>Year Built - SFR</b>	2018
<b>Area (SQFT) - SFR FIRST</b>	2,448
<b>Area (SQFT) - SFR GAR_ATT</b>	1,064
<b>Baths (Full)</b>	3
<b>Baths (Half)</b>	1
<b>Bedrooms</b>	4