

104763

BOOK 108 PAGE 567

# APPLICATION FOR TRANSFER OF CLASSIFIED OR DESIGNATED FOREST LAND TO CURRENT USE CLASSIFICATION

(Chapters 84.33 and 84.34 RCW)

File with County Assessor

County SkamaniaName of Applicant Swift Creek Estates <sup>(a Washington non-profit corporation)</sup>Tax Code 131Address 60 Richard L. Loneragan, President  
Suite 606 620 S.W. Fifth Avenue  
Portland, Oregon 97204Phone (503) 223-9206Land Subject to This Application (Legal Description) attachedAssessor's Parcel or Account Number part of 7-6-2600 (7-6-26-200)

## CHANGE OF CLASSIFICATION

The land is currently classified or designated forest land under provisions of Chapter 84.33 RCW and meets the definition of one of the following and I request reclassification as:

CHECK APPROPRIATE  
BOX☐

Farm and agricultural land as provided under RCW 84.34.020(2).  
(Attach completed FORM REV 64 0024.)

☒

Timber land as provided under RCW 84.34.020(3).  
(Attach completed FORM REV 64 0021.)

## AFFIRMATION

<sup>potential</sup>  
As owner(s) or contract purchaser(s) of the land described in this application, I hereby indicate by my signature that I have read the reverse side of this form and I am aware of the potential tax liability involved when the land ceases to be classified under provisions of Chapter 84.34 RCW.

If this land is removed from classification before ten years have elapsed, compensating tax will be due for the part of the period it was classified or designated forest land.

Date

10-29-87

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY SKAMANIA CO. ASSESSOR

Signature(s) of All Owner(s) or Contract Purchaser(s)

Richard L. Loneragan for Swift Creek Estates  
President  
Swift Creek Estates a Washington non profit  
corporation

Attachment:

☒

FORM REV 64 0021

☐

FORM REV 64 0024

FORM REV 64 0038 (7-86)

FEB 29 12 30 PM '88

A. J. Olson  
AUDITOR  
GARY M. OLSON

(SEE REVERSE SIDE)

Registered S  
Indexed, air S  
Indirect S  
Filmed  
Mailed

**Chapter 315, Laws of 1986:**

- (1) If no later than thirty days after removal of classification or designation the owner applies for classification under RCW 84.34.020 (2) or (3), then the classified or designated forest land shall not be considered removed from classification or designation for purposes of compensating tax under RCW 84.33.120 or 84.33.140 until the application for current use classification under RCW 84.34.030 is denied or the property is removed from designation under RCW 84.34.108. Upon removal from designation under RCW 84.34.108, the amount of compensating tax due under this chapter shall be equal to:
  - (a) The difference, if any, between the amount of tax last levied on such land as forest land and an amount equal to the new assessed valuation of such land when removed from designation under RCW 84.34.108 multiplied by the dollar rate of the last levy extended against such land, multiplied by
  - (b) A number equal to:
    - (i) The number of years the land was classified or designated under this chapter, if the total number of years the land was classified or designated under this chapter and classified under chapter 84.34 RCW is less than ten; or
    - (ii) Ten minus the number of years the land was classified under chapter 84.34 RCW, if the total number of years the land was classified or designated under this chapter and classified under chapter 84.34 RCW is at least ten.
- (2) Nothing in this section authorizes the continued classification or designation under this chapter or defers or reduces the compensating tax imposed upon forest land not transferred to classification under subsection (1) of this section which does not meet the necessary definitions of forest land under RCW 84.33.100. Nothing in this section affects the additional tax imposed under RCW 84.34.108.

The application for transfer from classified or designated forest land to current use classification, farm and agricultural or timber land must be made within 30 days from the date of removal from forest land.

The county assessor will approve all applications for transfer to farm and agricultural classification.

In all unincorporated areas, the legislative authority shall act as the granting authority for applications for transfer to timber land classification. Lands within the incorporated areas shall be acted upon by a group composed of three members of the county legislative authority and three members of the city legislative authority.

Compensating tax will be due at the time of sale or transfer of any portion of land unless the application for classification is approved. If only a portion of the parcel listed on the application qualifies for classification the granting authority may approve only that part.

An application fee of not more than \$30 shall accompany each separate application. If the application is denied, all fees will be returned to applicant.

APPLICATION FOR CLASSIFICATION AS OPEN SPACE LAND OR TIMBER LAND  
FOR CURRENT USE ASSESSMENT UNDER RCW 84.34

FILE WITH THE COUNTY LEGISLATIVE AUTHORITY

Name of Applicant SWIFT CREEK ESTATES, a Wash. Non-Profit Corp. Phone (503) 223-9206  
Address Richard L. Lowmyer, President, Suite 604, 620 S.W. 5th Ave., Portland, OR 97204  
Property Location See attached SKAMANIA COUNTY

1. Interest in property: ☐ Fee Owner ☐ Contract Purchaser ☒ Other (Describe) AFTER THE SWIFT PLOT IS APPROVED WE WILL OWN THE TITLE  
2. Assessor's parcel or account number part of 7-6-2600  
Legal description of land to be classified See attached (7-6-26-700)

3. What land classification is being applied for? ☒ Open Space ☐ Timber Land  
NOTE: A single application may be made on open space and timber land but a legal description must be furnished for the area of each different classification.

4. Total acres in application 6.14  
5. OPEN SPACE CLASSIFICATION Number of acres 6.14

6. Indicate what category of open space this land will qualify for: (See back for definitions)  
☒ Open space zoning  
☐ Conserve and enhance natural or scenic resources  
☒ Protect streams or water supply  
☐ Promote conservation of soils, wetlands, beaches or tidal marshes  
☐ Enhance value to public of abutting or neighboring parks, forests, wildlife preserves, nature reservations or sanctuaries or other open space  
☐ Preserve historic sites  
☐ Retain in natural state tracts of five (5) or more acres in urban areas and open to public use as reasonably required by granting authority

7. TIMBER LAND CLASSIFICATION Number of acres 6.14

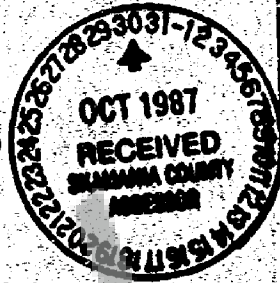
8. Do you have a timber management plan on this property? ☒ Yes ☐ No. If yes, submit a copy of that plan with this application.  
9. If you have no timber management plan, specifically detail the use of this property to show that it "is devoted primarily to the growth and harvest of forest crops".

10. Describe the present current use of each parcel of land that is the subject of this application.  
Timber & water system

11. Describe the present improvements on this property (buildings, etc.)  
Water tanks

12. Attach a map of the property to show an outline of current uses of the property and indicate location of all buildings.  
13. Is this land subject to a lease or agreement which permits any other use than its present use? ☐ Yes ☒ No  
If yes, attach a copy of the lease or agreement.

NOTICE: The assessor may require owners to submit pertinent data regarding the use of classified land  
FORM REV 64 0021 (7-83)





**OPEN SPACE LAND MEANS:**

- (a) Any land area so designated by an official comprehensive land use plan adopted by any city or county and zoned accordingly, or
- (b) Any land area, the preservation of which in its present use would (i) conserve and enhance natural or scenic resources, or (ii) protect streams or water supply, (iii) promote conservation of soils, wetlands, beaches or tidal marshes, or (iv) enhance the value to the public of shooting or neighboring parks, forests, wildlife preserves, nature reservations or sanctuaries or other open space, or (v) enhance recreation opportunities or (vi) preserve historic sites, or (vii) retain in its natural state tracts of land not less than five acres situated in an urban area and open to public use on such conditions as may be reasonably required by the legislative body granting the open space classification.

**TIMBER LAND MEANS:**

Land in any contiguous ownership of five or more acres which is devoted primarily to the growth and harvest of forest crops and which is not classified as reforestation land pursuant to Chapter 84.28 RCW or as forest land under Chapter 84.33. Timber land means the land only.

**STATEMENT OF ADDITIONAL TAX, INTEREST AND PENALTY DUE UPON REMOVAL FROM CLASSIFICATION UNDER RCW 84.34**

- Upon removal an additional tax shall be imposed which shall be due and payable to the county treasurer 30 days after removal or upon sale or transfer unless the new owner has signed the Notice of Continuance. The additional tax shall be the sum of the following:
  - The difference between the property tax paid as "Open Space Land" or "Timber Land" and the amount of property tax otherwise due and payable for the seven years last past but the land not been so classified; plus
  - Interest upon the amounts of the difference (a), paid at the same statutory rate charged on the delinquent property taxes.
  - A penalty of 20% shall be applied to the additional tax if the classified land is applied to some other use, except through compliance with the property owner's request for removal process, or except as a result of those conditions listed in (2) below.
- The additional tax, interest and penalty specified in (1) above, shall not be imposed if the removal resulted solely from:
  - Transfer to a government entity in exchange for other land located within the State of Washington.
  - A taking through the exercise of the power of eminent domain, or sale or transfer to an entity having the power of eminent domain in anticipation of the exercise of such power.
  - Sale or transfer of land within two years after the death of the owner of at least a fifty percent interest in such land.
  - A natural disaster such as a flood, windstorm, earthquake, or other such calamity rather than by virtue of the act of the landowner changing the use of such property.
  - Official action by an agency of the State of Washington or by the county or city within which the land is located which disallows the present use of such land.
  - Transfer to a church and such land would qualify for property tax exemption pursuant to RCW 84.36.020.
  - Acquisition of property interests by State agencies or agencies or organizations qualified under RCW 84.34.210 and 84.04.130 (See RCW 84.34.100(b)).

**AFFIRMATION**

As owner(s) of the land described in this application, I hereby indicate by my signature that I am aware of the potential tax liability involved when the land ceases to be classified under the provisions of RCW 84.34. I also declare under the penalty for false swearing that this application and any accompanying documents have been examined by me and to the best of my knowledge it is a true, correct and complete statement.

Subscribed and sworn to before me this 29

day of December, 1987

James A. American  
County Auditor for the State of Oregon

Owner(s) or Contract Purchaser(s) Signature

Richard L. Frang  
President  
Frang Real Estate & Washington Non-  
profit Corporation

All owners and purchasers must sign

**FOR LEGISLATIVE AUTHORITY USE ONLY**

Date application received 11/30/87  
Amount of fee collected \$25.00

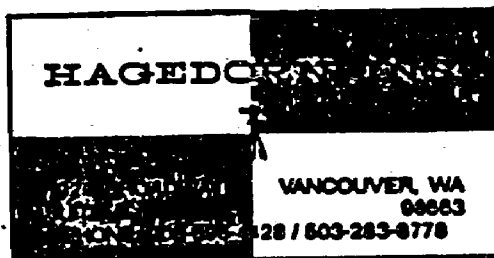
**FOR GRANTING AUTHORITY USE ONLY**

Date received 12-28-87  
Application approved X Approved in part         
Date fee returned        Agreement executed on       

By SLD deputy  
Transmitted to SEA CITY CLERK Date 12-28-87

By [Signature]  
Owner notified of denial on         
Mailed on

REGISTERED  
LAND  
SURVEYORS  
—  
OREGON  
WASHINGTON  
CALIFORNIA



SUBDIVISIONS  
CONSTRUCTION  
AND ROAD LAYOUT  
BOUNDARIES  
TOPOGRAPHY  
CONTROL  
LEGALS

September 4, 1987

LEGAL DESCRIPTION  
FOR  
RICK LONERGAN

Proposed Short Plat Lot (6.14 Acres):

A portion of the East half of the Southeast quarter of Section 27, Township 7 North, Range 6 East, Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at a 1/2 inch iron rod on the East line of Section 27 that bears North 00° 00' 00" East 530.00 feet from a concrete monument at the Southeast corner of said Section 27; thence North 00° 00' 00" East along said East line 800.00 feet to a 1/2 inch iron rod; thence South 67° 40' 15" West 523.00 feet to a 1/2 inch iron rod (set in the top of a 48 inch fir stump); thence South 21° 33' 31" East 647.15 feet to a 1/2 inch iron rod; thence North 89° 51' 54" East 245.98 feet to the POINT OF BEGINNING.

Containing 6.14 acres, more or less.

SUBJECT TO easements and restrictions of record.