

112496

REMOVAL OF CURRENT USE ASSIGNMENT
AND TAX CALCULATIONS

BOOK 126 PAGE 266

Chapter 84.36 RCW

COUNTY

TO: Washington, Edward M. CaliffCounty Auditor's Recording No.
(Record after appeal period)W.P.C.C.P. 14.11.75.1.1.1Date of Removal 6-24-81Washington, SEC 91Date Notice Sent to Property Owner 6-24-81Parcel No.: 2-2-33-2500-02Date Notice Sent to Treasurer 6-24-81Legal Description: 2 Acres, more or less, 2-2-33-2500-02, Assessedfor Home Site

You are hereby notified that the above described property which has been previously classified as:

☐ Open Space ☐ Timber Land ☒ Fair and Agricultural

is removed for the following reason:

☐ Owner's request ☐ Property no longer qualifies under RCW 84.36
☐ Notice of Continuance not signed ☒ Other Change of Use
☐ Exempt Owner

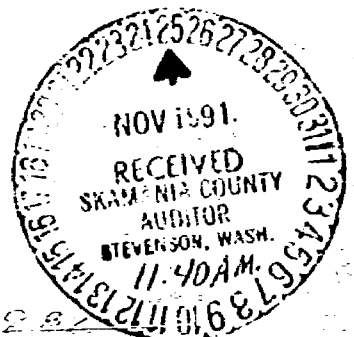
- FLUENCY AND APPEAL -

The property owner may appeal the assessor's removal of classification to the next July Board of Equalization. Said board may be reconvened to consider the appeal. The appeal must be filed within 30 days of notice of removal or July 15 of current year, whichever is later.

Upon removal of this property from classification, an additional tax shall be imposed equal to the sum of the following:

1. The difference between the tax paid when classified under the "current use" law and the amount of tax that would have been payable for the last seven years (or portion thereof) based upon the actual true and fair value; plus
2. Interest upon the tax difference at the same rate charged on delinquent property taxes computed from the dates on which the tax difference could have been paid without penalty had the property not been classified;
3. A penalty of 20% shall apply to the tax difference in all cases, except when the property owner complies with the lawful withdrawal procedure in RCW 84.36.070 or where the additional tax is not applied as provided in 4 (below);
4. The additional tax specified in 1 (above) shall not be imposed if the removal of classification resulted solely from:
 - (a) Transfer to a government entity in exchange for other land located within the State of Washington;
 - (b) 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;
 - (c) Sale or transfer of land within two years after the death of the owner of at least a fifty percent interest in such land;
 - (d) 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;
 - (e) 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;
 - (f) Transfer to a church and such land would qualify for property tax exemption pursuant to RCW 84.36.020.

Registered _____
Indexed, Dir _____
Indexed _____
Filed 11/27/81
Mailed _____

Date June 24, 1981

Edward M. Califf
County Assessor or Deputy

See reverse side for Current Use Tax Statement.

Form 112496 0023 (9/80)

This additional tax, interest, and penalty (if applicable) shall be due and payable to the county treasurer 30 days after notification of removal, or immediately upon sale or transfer. (P.C.M. §4.34.10B)

Date of removal or sale is the lien date and the date for calculating interest (Column 8).

Formula for Computing Current Year's Taxes

Date of removal 6-24-81 Levy 10.3653 Market Value 5,000 Current Use Value 400

1. Number of current use days 175 ÷ by days in the year 365 = factor .48

Factor .48 X market value taxes \$51.83 = the pro-rated market value taxes (5) \$24.88 due while under current use classification.

Factor .48 X current use taxes \$4.15 = pro-rated taxes \$1.99 from Jan. 1 to date of removal 6-24-81.

2. Pro-rated market value taxes (5) \$24.88 minus (-) pro-rated current use taxes (6) 1.99 = the difference between current use taxes assessed and market value tax that should have been paid.

3. Number of market value days from date of removal 290 ÷ by the days of the year 365 = .79

Date of Removal	Current Use Year	Levy	1 Market Value	2 Market Value Tax	3 Current Use Value	4 Current Use Tax	5 Pro-Rated Market Value Tax	6 Pro-Rated Current Use Tax	7 Difference Columns 5 & 6	8 Interest	9 Total Tax
6/24/81	1981	10.3653	5000	51.83	400	4.15	24.88	1.99	22.89		

Year	Levy	1 Market Value	2 Market Value Tax	3 Current Use Value	4 Current Use Tax	7 Difference Columns 2 & 4	8 Interest	9 Total Additional Tax
1987	8.0795	1400	12.15	304	2.64	9.51		
2 1988	15.4418	1400	21.65	304	4.06	16.95		
3 1989	12.7201	1400	17.58	304	3.22	13.76		
4 1980	11.3302	5000	51.83	400	4.16	40.22		
5								
6								
7								

RCM §4.34.10B(3) . . . the assessor shall revalue the affected land with reference to full market value on the date of removal from classification. Both the assessed valuation before and after the removal of classification shall be listed and taxes shall be allocated according to that part of the year to which each assessed valuation applies. . .

No penalty due on current year's taxes.

Total Additional Tax & Interest

123.44

20% Penalty (if applicable)

20.44

Total Additional Tax

123.44

** Pro-Rated Tax for Current Year

24.88

Less Current Years Taxes Paid

- 2.67

145.61

(10)	Current Tax Year	Levy	Market Value	Market Tax	Factor	Sub-Total Pro-Rated Market Value Tax	Pro-Rated M.V. Taxes for Current Year	Total Tax
Dec 31, 1981	1981	10.3653	5000	51.83	.48	26.95	26.95	172.46