

112499

BOOK 126 PAGE 272

REMOVAL OF CURRENT USE ASSESSMENT AND TAX CALCULATIONS

Chapter 84.34 RCW

Skamania CountyAUDITOR'S RECORDING NUMBER
(Record After Appeal Period)

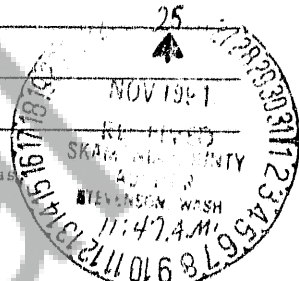
pd 7-31-86

To Robert D. Ferguson
MP 0.25 Old Belle Center Rd.
Washougal, WA 98671Parcel No. 1-5-8-800Legal Description .89 AC, A portion of 1-5-8-800Date of Removal 7-21-86
Notification to Taxpayer 7-21-86
Notification to Treasurer 7-21-86

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

☒ Open Space ☐ Timber Land ☐ Farm and Agricultural

is removed for the following reason:

☐ Owner's Request ☐ Property No Longer Qualifies Under RCW 84.34
☐ Notice of Continuance Not Signed ☐ Other
☐ Exempt OwnerRegistered
Index 3, 11
Index 1
11/27/86
Mail 2

- PENALTY 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 84.34.070 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.

Hinda B. Bethke
County Assessor or DeputyJuly 21, 1986
Date

See Reverse Side for Current Use Tax Statement

CURRENT USE STATEMENT

Parcel No. 1-5-8-800

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. RCW 84.34.109
Date of removal or sale is the lien date and the date for calculating interest is from April 30 to date of removal. (Column 8)

FORMULA FOR COMPUTING CURRENT YEAR'S TAXES

- Date of Removal 2-21-86 Levy 9.19391 Market Value 1780 Current Use Value 178
1. Number of current use days 202 + by days in the year 365 = current use days factor .55
Factor .55 X market value taxes \$ 16.37 = the pro-rated market value taxes (5) \$ 9.00 due while under current use classification.
Factor .55 X current use taxes \$ 1.64 = pro-rated taxes \$.90 from January 1 to date of removal.
2. Pro-rated market value taxes (5) 9.00 plus pro-rated current use taxes (6) .90 = 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 163 + by the days of the year 365 = market value days factor.
Factor .45 X total market value taxes 16.37 = pro-rated market value taxes 7.37 due after removal.
(Column 10)

Date of Removal	Current 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 on Column 7	⑨ Total of 6 + 7 + 8
2-21-86	86	9.19391	1780	16.37	178	1.64	9.00	.90	8.10	.49	9.49

Number of Years	Tax Year	Levy	① Market Value	② Market Value Tax	③ Current Use Value	④ Current Use Tax	⑤ Difference Columns 2 & 4	⑥ Interest	⑦ Yearly Difference & Interest
1	85	8.83158	1780	15.72	178	1.57	14.15	3.68	17.83
2	84	8.32782	1780	14.91	178	1.49	13.42	5.10	18.52
3	83	8.2272	1780	14.64	178	1.46	13.18	6.59	19.77
4	82	8.0349	1780	14.30	178	1.43	12.87	7.98	20.85
5	81	8.3624	1780	14.89	178	1.49	13.40	8.44	21.84
6	80	8.5968	1780	15.30	178	1.53	13.77	10.33	24.10
7	79	9.4860	1068	10.13	135	1.28	8.85	2.70	16.55

RCW 84.34.108(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 Difference and Interest	139.46
20% Penalty (if applicable)	27.89
Total Additional Tax	167.35
** Pro-Rated Tax for Current Year	9.49
Less Current Years Taxes Paid	1.64
Sub-Total	175.20

⑩	Current Tax Year	Levy	Market Value	Market Tax	Factor	Pro-Rated Market Value Tax	
Dec. 31, 19	86	9.19391	1780	16.37	.45	7.37	Pro-Rated M.V. Taxes For Current Year
							Total Tax
							182.57

CURRENT USE STATEMENT

Parcel No. 2-6-34-1-490-02

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. RCW 84.108(3)
Date of removal or sale is the lien date and the date for calculating interest is from April 30 to date of removal. (Column 8)

FORMULA FOR COMPUTING CURRENT YEAR'S TAXES

Date of Removal 2-10-86 Levy 11.03438 Market Value 400 Current Use Value 50

- Number of current use days 121 ÷ by days in the year 365 = current use days factor .52
Factor .52 X market value taxes \$ 4.41 = the pro-rated market value taxes (5) \$ 2.29 due while under current use classification.
Factor .52 X current use taxes \$.55 = pro-rated taxes \$.28 from January 1 to date of removal.
- Pro-rated market value taxes (5) 2.29 minus (-) pro-rated current use taxes (6) .28 = the difference between current use taxes assessed and market value tax that should have been paid.
- Number of market value days from date of removal 174 ÷ by the days of the year 365 = market value days factor.
Factor .48 X total market value taxes 4.41 = pro-rated market value taxes 2.12 due after removal.
(Column 10)

Date of Removal	Current Approval 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 on Column 7	⑨** Total of n + 7 + 8
7-7-86	'86	11.03438	400	4.41	50	.55	2.29	.28	2.01	.12	2.41

Number of Years	Tax Year	Levy	① Market Value	② Market Value Tax	③ Current Use Value	④ Current Use Tax	⑤ Difference Columns 2 & 4	⑥ Interest	⑦ Yearly Difference & Interest
1	85	9.97592	400	3.99	50	.50	4.49	1.17	5.66
2	84	9.66688	375	3.63	35	.34	3.97	1.55	5.52
3	83	8.7821	375	3.29	35	.31	3.60	1.80	5.40
4	82	7.9181	375	2.97	35	.28	3.25	2.02	5.27
5	81	8.1332	375	3.05	35	.28	3.33	2.10	5.43
6	80	8.6656	263	2.28	38	.33	2.61	1.96	4.57
7	79	9.2962	263	2.44	38	.35	2.79	2.43	5.22

RCW 84.14.108(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 Difference and Interest	37.07
20% Penalty (if applicable)	7.41
Total Additional Tax	44.48
** Pro-Rated Tax for Current Year	2.41
Less Current Years Taxes Paid	.55
Sub-Total	46.34

⑩	Current Tax Year	Levy	Market Value	Market Tax	Factor	Pro-Rated Market Value Tax	
Dec. 31, 19	86	11.03438	400	4.41	.48	2.12	Pro-Rated M.V. Taxes for Current Year
							2.12
							Total Tax
							48.46