

116041

OPEN SPACE TAXATION AGREEMENT
CH. 84.34 RCW

BOOK 134 PAGE 708

(TO BE USED FOR "OPEN SPACE" OR "TIMBER LAND" CLASSIFICATION ONLY)

This Agreement between Norman and Christine Wardhereinafter called the "Owner", and Skamania County

hereinafter called the "Granting Authority".

Whereas the owner of the following described real property having made application for classification of that property under the provisions of CH. 84.34 RCW.

Assessor's Parcel or Account Numbers: 3-8-19-DD-200Legal Description of Classified Land: Within the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 19, Township 3 North,
Range 9 East, W.M.

And whereas, both the owner and granting authority agree to limit the use of said property, recognizing that such land has substantial public value as open space and that the preservation of such land constitutes an important physical, social, esthetic, and economic asset to the public, and both parties agree that the classification of the property during the life of this Agreement shall be for:

☐ OPEN SPACE LAND☒ TIMBER LAND

Now, therefore, the parties, in consideration of the mutual covenants and conditions set forth herein, do agree as follows:

1. During the term of this Agreement, the land shall be used only in accordance with the preservation of its classified use.
2. No structures shall be erected upon such land except those directly related to, and compatible with, the classified use of the land.
3. This Agreement shall be effective commencing on the date the legislative body receives the signed Agreement from the property owner, and shall remain in effect for a period of at least ten (10) years.
4. This Agreement shall apply to the parcels of land described herein and shall be binding upon the heirs, successors and assignees of the parties hereto.
5. **Withdrawal:** The land owner may withdraw from this Agreement if, after a period of eight years, he or she files an irrevocable request to withdraw classification with the assessor. Two years from the date of that request the assessor shall withdraw classification from the land, and the applicable taxes and interest shall be imposed as provided in RCW 84.34.1070 and 84.34.108.
6. **Breach:** After the effective date of this Agreement, any change in use of the land, except through compliance with items (5) or (7) shall be considered a breach of this Agreement, and shall be subject to removal of classification and liable for applicable taxes, penalties, and interest as provided in RCW 84.34.080 and 84.34.108.
7. A breach of Agreement shall not have occurred and the additional tax shall not be imposed if removal of classification resulted solely from:
 - (a) Transfer to a governmental 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 such power 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 where the land is located disallowing the present use of such land.
 - (f) Transfer to a church when such land would qualify for property tax exemption pursuant to RCW 84.36.020.
 - (g) Acquisition of property interests by State agencies or agencies or organizations qualified under RCW 84.34.210 and 84.04.130 (See RCW 84.34.108 (5)(g)).
8. The county assessor may require an owner to submit data relevant to continuing the eligibility of any parcel of land described in this Agreement.

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This Agreement shall be subject to the following conditions:

BOOK 134 PAGE 709

1. One acre for the homesite out of the 10 acres shall not be included in the timber land taxation.
2. All forest management should follow the Management Plan submitted with the application. Forest management may vary from the Management Plan, however, the property shall at all times meet the minimum State requirements for restocking or contain a merchantable stand of timber as that term is defined by WAC 222-16-010.
3. Wildlife trees shall be concentrated on both sides of the creek. Stream crossings with logging equipment shall be limited to one place and shall be used only when the stream bed is dry. If the stream bed is to be crossed while water is present, the crossing shall contain a culvert. The culvert diameter shall be determined by Department of Fisheries. All trees shall be felled and yarded away from the stream.

It is declared that this Agreement specifies the classification and conditions as provided for in CH. 84.34 RCW and the conditions imposed by this Granting Authority.

Granting Authority:

Dated 2-16-93

Norman S. Ward
City or County

Chairman, Board of County Commissioners
Title

As owner(s) of the herein described land I (we) indicated by my (our) signature(s) that I (we) are aware of the potential tax liability and hereby accept the classification and conditions of this Agreement.

Dated April 9, 1993

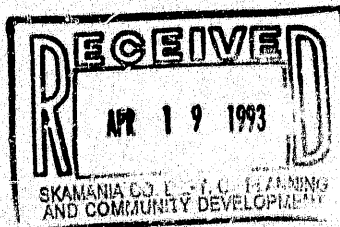
Norman S. Ward
Owner(s)

Clinton F. Ward
(Must be signed by all owners)

Date signed Agreement received by Legislative Authority April 19, 1993

Prepare in triplicate with one completed copy to each of the following:

Owner(s)
Legislative Authority
County Assessor



APPLICATION FOR CLASSIFICATION AS OPEN SPACE LAND OR TIMBER LAND
FOR CURRENT USE ASSESSMENT UNDER CH. 84.24 RCW

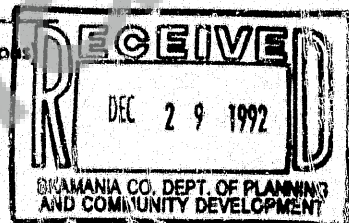
FILE WITH THE COUNTY LEGISLATIVE AUTHORITY

BOOK 134 PAGE 710

Name of Applicant Norman G & Christine F Ward Phone 509-427-4733
Address PO Box 576 104 R Carson Creek Rd Carson WA 98610
Property Location 104 R Carson Creek Rd Carson WA

1. Interest in property: ☒ Fee Owner ☐ Contract Purchaser ☐ Other (Describe) _____
2. Assessor's parcel or account number 03 08 19 44 0200 00
Legal description of land to be classified T3N R8E S19 SE portion of the SE1/4, SE1/4, SE1/4 and NE1/4, SE1/4, SE1/4 South of Forest Road. Tax lot # 200 on Assessor's C-2R 7-8-19-00
3. Land classification that is being sought? ☐ Open Space ☒ Timber Land
NOTE: A single application may be made for both open space and timber land, but a separate legal description must be furnished for each area that classification is being sought.
4. Total acres in application 9
5. OPEN SPACE CLASSIFICATION Number of acres _____
6. Indicate what category of open space this land will qualify for: (See reverse side 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 public recreation opportunities
☐ 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 9
8. Do you have a timber management plan for 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 listed in this application.
Timbered
11. Describe the present improvements on this property (buildings, etc.) 1850 sq ft 2 story single family house w/ 160 sq ft wood shed
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.

OPEN SPACE LAND MEANS:

- (a) Any land area so designated by an official comprehensible 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) preserve 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 abutting 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 one ownership consisting of five or more acres in contiguous parcels devoted primarily to the growth and harvest of forest crops and which is not classified or designated as forest land under Chapter 84.33 RCW. Timber land means the land only.

STATEMENT OF ADDITIONAL TAX, INTEREST, AND PENALTY DUE UPON REMOVAL OF CLASSIFICATION

1. Upon removal of classification, 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:
 - (a) 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 last seven years had the land not been so classified; plus
 - (b) Interest upon the amounts of the difference (a), paid at the same statutory rate charged on delinquent property taxes.
 - (c) 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 withdrawal process, or except as a result of those conditions listed in (2) below.
2. The additional tax, interest, and penalty specified in (1) above shall not be imposed if removal resulted solely from:
 - (a) Transfer to a governmental 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 where the land is located disallowing the present use of such land.
 - (f) Transfer to a church when such land would qualify for property tax exemption pursuant to RCW 84.36.020.
 - (g) Acquisition of property interests by State agencies or agencies or organizations qualified under RCW 84.34.210 and 64.04.130 (See RCW 84.34.108(5)(g)).

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 provisions of CH. 84.34 RCW. I also declare under the penalties for false swearing that this application and any accompanying documents have been examined by me and to the best of my knowledge is a true, correct, and complete statement.

Signatures of all Owner(s) or Contract Purchaser(s)

FILED FOR RECORD
SKAMAMIA CO. WASH
BY Planning Dept.

APR 20 4 52 PM '93

All owners and purchasers must sign.

FOR LEGISLATIVE AUTHORITY USE ONLY

Date application received 12/29/93 By Samela Johnson
Amount of processing fee collected \$ 25.00 Transmitted to _____ Date _____

FOR GRANTING AUTHORITY USE ONLY

Date received _____ By [Signature]
Application approved 2/16/93 Approved in part _____ Denied _____ Owner notified of denial on _____
Agreement executed on 4/9/93 Mailed on _____