

125033

BOOK 156 PAGE 595

**NOTICE OF REMOVAL OF
CURRENT USE CLASSIFICATION
AND ADDITIONAL TAX CALCULATION**
CHAPTER 84.34 RCW

TO E ROBERT RAND
21 SILVER STAR DRIVE
WASHOUGAL, WA 98671

PARCEL NO. 02 05 33 0 0 25/3 00

AUDITOR'S RECORDING NUMBER
(Record after the appeal period has elapsed)

Date of Removal 3/28/1998 FILED FOR RECORD

Date of Treasurer Notified 3/26/1998 BY Assessor

Date Taxpayer Notified 3/28/1998 APR 16 4 48 PM '96

Clary
AUDITOR

GARY H. OLSON

LEGAL DESCRIPTION: 3.33 ACRES COVERED BY LIEN RECORDED AT BOOK 109/PAGE 713 (Part)

You are hereby notified that the current use classification for the above described property which has been classified as:

☐ Open Space

☒ Timber Land

☐ Farm and Agricultural

Recorded, dir
Returned
Notified
Filed
Mailed

is being removed for the following reason:

☒ Owner's request

☐ Notice of Continuance not signed

☐ Exempt Owner

☐ Change to a use resulting in disqualification

☐ Property no longer qualifies under CH 84.34 RCW

☐ Other _____
(State Specific Reason)

- PENALTY AND APPEAL -

The property owner may appeal the Assessor's removal of classification to the County Board of Equalization. Said Board may be reconvened to consider the appeal. The appeal must be filed within 30 calendar days following the date this notice is mailed.

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

1. The difference between the property tax that was levied upon the current use value and the tax that would have been levied upon the fair market value for the seven tax years preceding removal in addition to the portion of the tax year when the removal takes place; plus
2. Interest at the statutory rate charged on delinquent property taxes specified in RCW 84.56.020 from April 30 of the year the tax would have been paid without penalty to the date of removal; plus
3. A penalty of 20% added to the total amount computed in 1 and 2 above, except when the property owner complies with the withdrawal procedure specified 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 and 2 (above) shall not be imposed if removal of classification resulted solely from:
 - a) Transfer to a government entity in exchange for other land located within the State of Washington; or
 - 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; or
 - c) A natural disaster such as flood, windstorm, earthquake, or other such calamity rather than by virtue of the act of the landowner changing the use of such property; or
 - d) 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; or
 - e) Transfer of land to a church when such land would qualify for exemption pursuant to RCW 84.36.020.
 - f) Acquisition of property interests by State agencies or organizations qualified under RCW 84.34.210 and 84.04.130 (see RCW 84.34.108 (5)(f)).
 - g) Removal of land classified as farm and agricultural land under RCW 84.34.020(2)(d) (farm homestead value).

Gary H. Olson
County Assessor or Deputy

3-26-96

Date

(See Reverse Side for Current Use Assessment Additional Tax Statement)

CURRENT USE ASSESSMENT ADDITIONAL TAX STATEMENT

RCW 84.34.108(3)...The assessor shall revalue the affected land with reference to the full market value on the date of classification. Both the assessed valuation before and after removal of classification shall be listed and taxes shall be assessed according to that part of the year to which each assessed valuation applies...

NOTE: No 20% penalty is due on the current year tax.

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PARCEL NUMBER 02 05 33 0 2503 00

DATE OF REMOVAL 3/26/1996

APR 16 1996

Sandra Willing
Treasurer

1. CALCULATION OF CURRENT YEAR'S TAXES TO DATE OF REMOVAL

Number of days in Current Use 96 + Number of Days in Year 366 = Proration Factor 23
(To Items 1a and 1b)

a. Market Value \$ 13,500 x Levy Rate 13.11938 x (Proration Factor) = 177.11 = \$ 40.74
b. Current Use Value \$ 483 x Levy Rate 13.11938 x (Proration Factor) = 6.34 = \$ 1.46
c. Amount of additional tax for current year (1a minus 1b) \$ 39.28

2. CALCULATION OF CURRENT YEAR INTEREST (Interest is calculated at the rate of 1% per month from April 30th of the tax year through the month of removal)

Amount of tax from 1c \$ 39.28 x Interest Rate 0 = \$ 0

3. CALCULATION OF PRIOR YEAR'S TAX AND INTEREST (Interest is calculated at the rate of 1% per month from April 30th of the year through the month of removal):

COLUMNS:									
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	
No of Years	Tax Year	Market Value	Current Use Value	Difference 1 - 2	Levy Rate	Additional Tax Due 3 x 4	Interest @ 1% Per Mo From April 30th	Total Interest 5 x 6	Total Tax and Interest 5 + 7
1	95	9,000	438	8,562	14.14252	121.09	11%	13.32	134.41
2	94	9,000	403	8,597	12.60674	108.38	23%	24.93	133.31
3	93	9,000	373	8,627	13.22710	114.11	35%	39.94	154.05
4	92	7,000	340	6,660	13.00813	86.64	47%	40.72	127.36
5	91	6,660	321	6,339	13.23583	84.29	59%	48.73	134.02
6	90	6,660	289	6,361	11.98487	76.24	71%	54.13	130.37
7	89	6,660	299	6,361	12.78671	81.34	83%	67.51	148.85

4. TOTAL PRIOR YEAR'S TAX AND INTEREST (Total of entries in Item 3, Column 3) = \$ 962.37

5. 20% Penalty (applicable only when classification is removed because of a change in use) = \$ 192.47

6. Total additional tax (prior year's tax, interest, and penalty, items 4 plus 5) = \$ 1,154.84

7. Prorated tax and interest for current year (Items 1c and 2) = \$ 39.28

8. Total additional tax, interest, and penalty (Items 6 plus 7) (Payable in full 30 days after the date the treasurer's statement is received) = \$ 1,194.12

9. CALCULATION OF TAX FOR REMAINDER OF CURRENT YEAR

Proration Factor:

No. of days remaining after removal 280 + No. of days in year 366 = 77

a. Market Value \$ 13,500 x Levy Rate 13.11938 x Proration Factor 177.11 = \$ 136.37

b. Current Use Value \$ 483 x Levy Rate 13.11938 x Proration Factor 6.34 = \$ 4.88

c. Amount of Tax Due for remainder of current year (9a minus 9b) = \$ 131.49

Taxes are payable on regular due date and may be paid in half payments under provisions of RCW 84.56.020.