

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

TO DARRELL & LANA WILHOIT
2290 E WILKER DRIVE
PLAINFIELD, IL. 60544

PARCEL NO. 02 05 31 2 0 0800 00
126278

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

Date of Removal 9/17/1996

Date of Treasurer Notified 9/17/1996 **SEP 23 1 42 PM '96**

Date Taxpayer Notified _____

P. Lowry
AUDITOR
GARY M. OLSON

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FILED FOR RECORD
 SKAMANIA CO WASH
 BY ASSESSOR

LEGAL DESCRIPTION: .84 ACRES IN ABOVE MENTIONED PARCEL COVERED BY LIEN RECORDED IN BOOK G/PAGE 296
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

Is being removed for the following reason:

- Owner's request Change to a use resulting in disqualification
 Notice of Continuance not signed Property no longer qualifies under CH.84.34 RCW
 Exempt Owner Other _____
BOUNDARY LINE ADJUSTMENT (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 same 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 had 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 84.33.020.
 - 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)).
 - f) Removal of land classified as farm and agricultural land under RCW 84.34.020(2)(d)(farm homestead value).

Jerry L. Martin

 County Assessor or Deputy

9-17-96

Date

Indexed _____
 Direct _____
 Filed _____
 Mailed _____

CURRENT USE ASSESSMENT ADDITIONAL TAX STATEMENT

BOOK 159 PAGE 636

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

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

PARCEL NUMBER 02 05 31 2 0 0800 00

DATE OF REMOVAL 9/16/1986

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

Number of days in Current Use 280 + Number of Days in Year 366 = Proration Factor .71
(To items 1a and 1b)

- a. Market Value \$ 3,797 x Levy Rate 13.11938 x (Proration Factor) = 49.81 = \$ 95.37
- b. Current Use Value \$ 108 x Levy Rate 13.11938 x (Proration Factor) = 1.42 = \$ 1.01
- c. Amount of additional tax for current year (1a minus 1b) = \$ 34.36

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 \$ 34.36 x Interest Rate 5% = \$ 1.72

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	3,572	98	3,474	14.14252	49.13	17%	8.35	57.48
2	94	3,572	91	3,481	12.80874	43.86	29%	12.73	56.61
3	93	3,572	84	3,488	13.22710	46.14	41%	18.92	65.06
4	92	2,758	76	2,682	13.00819	34.89	53%	18.49	53.38
5	91	2,520	72	2,448	13.29683	32.55	65%	21.16	53.71
6	90	2,520	67	2,453	11.98487	29.40	77%	22.64	52.04
7	89	2,520	72	2,448	12.78671	31.30	89%	27.86	59.16

4. TOTAL PRIOR YEAR'S TAX AND INTEREST (Total of entries in item 3, Column 9) = \$ 397.44

5. 20% Penalty (applicable only when classification is removed because of a change in use) = \$ 79.49

6. Total additional tax (prior year's tax, interest, and penalty, items 4 plus 5) = \$ 476.93

7. Prorated tax and interest for current year (Items 1c and 2) = \$ 36.08

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) = \$ 513.01

SKAGANAWA COUNTY
TREASURER'S OFFICE
PAID
SEP 20 1986
30 days after
Saundra Willing
Treasurer

9. CALCULATION OF TAX FOR REMAINDER OF CURRENT YEAR

Proration Factor: No. of days remaining after removal 106 + No. of days in year 366 = .29

- a. Market Value \$ 3,797 x Levy Rate 13.11938 x Proration Factor .29 = \$ 14.44
- b. Current Use Value \$ 108 x Levy Rate 13.11938 x Proration Factor .29 = \$ 4.11
- c. Amount of Tax Due for remainder of current year (9a minus 9b) = \$ 14.03

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