

148261

BOOK 240 PAGE 161

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY *Ska Co Assessor*

Apr 8 4 15 PM '03

*Henry*

J. MICHAEL HARRISON

Return Address:

Skamania County Assessor

<i>Document Title(s) or transaction contained herein:</i>	
Removal of Current Use Classification	
<i>GRANTOR(S) (Last name, first name, middle initial)</i>	
Skamania County	
<input type="checkbox"/> Additional names on page _____ of document.	
<i>GRANTEE(S) (Last name, first name, middle initial)</i>	
Whitney, Larry etux	
<input type="checkbox"/> Additional names on page _____ of document.	
<i>LEGAL DESCRIPTION (Abbreviated: i.e., Lot, Block, Plat or Section, Township, Range, Quarter/Quarter)</i>	
E2 SW4 NE4 NE4 Section 19, T2N R5EW	
<input type="checkbox"/> Complete legal on page _____ of document.	
<i>REFERENCE NUMBER(S) of Documents assigned or released:</i>	
Vol 197 Pg 322 AF 137605 3/14/00	<input checked="" type="checkbox"/> Indexed <input checked="" type="checkbox"/> Mailed <input checked="" type="checkbox"/> Filed <input checked="" type="checkbox"/> Signed
<input type="checkbox"/> Additional numbers on page _____ of document.	
<i>ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER</i>	
02-05-19-0-0-0106-00	
<input type="checkbox"/> Property Tax Parcel ID is not yet assigned	
<input type="checkbox"/> Additional parcel numbers on page _____ of document.	
The Auditor/Recorder will rely on the information provided on the form. The Staff will not read the document to verify the accuracy or completeness of the indexing information.	

When Recorded Return to:

Skamania County Assessor  
P O Box 790  
Stevenson, WA 98648

SKAMANIA COUNTY  
TREASURER'S OFFICE  
**PAID**  
APR - 8 2003  
Saundra Willing  
Treasurer

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

Grantor(s) SKAMANIA COUNTY

Grantee(s) LARRY & ERLEEN WHITNEY

Legal Description 4 ACRE - IN THE E 1/4 - SW 1/4 - NE 1/4 - NE 1/4 OF TOWNSHIP 2N, RANGE 5E  
OF SECTION 19

Assessor's Property Tax Parcel or Account Number 02-05-19-0-0-0106-00

Reference Numbers of documents Assigned or Released Book 197 / Page 322

Owner and Date of Original Lien Larry & Erleen Whitney 3/14/2000

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

- Open Space Land
- Timber Land
- Forest and Agricultural Land

SKAMANIA COUNTY  
TREASURER'S OFFICE  
**PAID**  
APR - 8 2003  
Saundra Willing  
Treasurer

Is being removed for the following reason:

- Owner's request
- Property no longer qualifies under CH. 84.34 RCW
- Change to a use resulting in disqualification
- Exempt Owner
- Notice of Continuance not signed
- Other \_\_\_\_\_

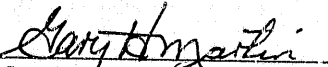
(state specific reason)

## 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 year 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 with 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 a 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.
  - 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 organization qualified under RCW 84.34.210 and 64.04.130 (see RCW 84.34.108 (5)(f)).
  - g) Removal of land classified as far and agricultural land under RCW 84.34.020 (2)(d) (farm home site value).
  - h) Removal of land from classification after enactment of a statutory exemption that qualifies the land for exemption and receipt of notice from the owner to remove the land from classification.
  - i) The creation, sale, or transfer of forestry riparian easements under RCW 76.13.120.
  - j) The creation, sale, or transfer of fee interest or a conservation easement for the riparian open space program under RCW 76.09.040.

  
County Assessor or Administrative Assistant

4-2-03  
Date

(See Next page 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 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 No. 02-05-19-0-0-0106-00 Date of Removal 4/2/2003

**1. Calculation of Current Year's Taxes to Date of Removal**

	<u>92</u>	÷	<u>365</u>	=	<u>.25</u>
	No. of Days in Current Use		No. of Days in Year		Proration Factor (To Items 1a and 1b)
a.	\$ <u>34,000</u>	x	<u>13.67634</u>	=	\$ <u>465</u>
	Market Value		Levy Rate	Total Tax	Proration Factor
b.	\$ <u>580</u>	x	<u>13.67634</u>	=	\$ <u>7.93</u>
	Current Use Value		Levy Rate	Total Tax	Proration Factor
c.	Amount of additional tax for current year (subtract 1b from 1a) . . . . .				
				=	\$ <u>114.27</u>

**2. Calculation of Current Year Interest (Interest is calculated from April 30<sup>th</sup> at 1% per month through the month of removal)**

\$ <u>114.27</u>	÷	<u>0</u>	=	\$ <u>0</u>
Amount of tax from 1c		Interest Rate		

**3. Calculation of Current Year Interest (Interest is calculated at the rate of 1% per month from April 30<sup>th</sup> of the tax year through the month of removal):**

No of Years	Tax Year	Market Value (1)	Current Use Value (2)	Difference 1-2 (3)	Levy Rate (4)	Additional Tax Due 3x4 (5)
1	2002	34,000	596	33,404	13.88088	463.67
2	2001	34,000	624	33,376	14.29524	477.12
3	2000					
4	1999					
5	1998					
6	1997					
7	1996					

No. of Years	Additional Tax Due 3x4 (5)	Interest @ 1% Per Month From April 30 (6)	Total Interest 5x6 (7)	Total Tax and Interest 5+7 (8)
1	463.67	12 %	\$ 55.64	\$ 519.31
2	477.12	24 %	\$ 114.50	\$ 591.62
3		%	\$	\$
4		%	\$	\$
5		%	\$	\$
6		%	\$	\$
7		%	\$	\$

- 4. **Total Prior Year's Tax and Interest** (Total of entries in Item 3, Column 8) = \$ 4,110.93
- 5. **2% Penalty** (applicable only when classification is removed because of a change in use or owner has not complied with withdrawal procedure) = \$ 222.18
- 6. **Total additional tax** (prior year's tax, interest, and penalty, Items 4 plus 5) = \$ 4,333.11
- 7. **Prorated tax and interest for current year** (Items 1c and 2) = \$ 114.27
- 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). = \$ 4,447.38
- 9. **Calculation of Tax for Remainder of Current Year.**

**Proration Factor:**

$$\frac{273}{\text{No. of days remaining after Removal}} \div \frac{365}{\text{No. of days in Year}} = \frac{.75}{\text{Proration Factor}}$$

- a. \$ 34,600 x 13.67634 = \$            x .75 = \$ 348.75  
     Market Value      Levy Rate      Total Tax      Proration Factor
- b. \$ 580 x 13.67634 = \$ 7.93 x .75 = \$ 5.95  
     Current Use Value      Levy Rate      Total Tax      Proration Factor

c. Amount of additional tax due remainder of current year (9a minus 9b) . . . . = \$ 342.80

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

**Plus Recording Fees** = \$ 24.00

To inquire about the availability of this notice in an alternate format for the visually impaired or in a language other than English, please call (360) 753-3217. Teletype (TTY) users may call (800) 451-7985.

RECEIVED

APR 0 1 2003

Skamania County Assessor

Assessor's Office  
Skamania County  
Stevenson, Washington

612 Thuja Narrow  
Washougal, Washington 98671  
March 31, 2003

This is a request to remove 4 acres of parcel 02 05 19 0 0 0106 00 from the forest plan, pending the sale of the 5 acre parcel number 02 05 19 0 0 0106 00. A sale is pending and is expected to close on April 4, 2003. We understand that the taxes must be paid when this land is taken out of the forest plan. Please alert *via* FAX First American Title Insurance of the amount owed. The FAX number is 360-891-1407 attention Jenny Hieronymus.

Thank you.

Sincerely,

*Jenny Whitney*  
*Erlee Whitney*

Larry Whitney  
Erlee Whitney