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BOOK 250 PAGE 993

When Recorded Return to:

Skamania County Assessor
P O Box 790
Stevenson, WA 98648

FILED
SEP 24 3 51 PM '03
Assessor

SEP 24 3 51 PM '03

J. MICHAEL SIMPSON

Proposed
Advised
Recorded
Filed
Noted

**NOTICE OF REMOVAL OF DESIGNATED FOREST LAND
AND COMPENSATING TAX CALCULATION**
Chapter 84.33 RCW
SKAMANIA COUNTY

Grantor(s) SKAMANIA COUNTY
Grantee(s) Phillips, Edward R. & Irma J.
Legal Description: 56.99 Acres. A portion of the SW 1/4 and a portion of the NW 1/4
S of the Jas Findley DLC in Section 31, Township 3N Range 9E Section.

Assessor's Property Tax Parcel or Account Number 03-09-31-0-0-0300-00
Reference Numbers of Documents Assigned or Released Bk F Pg30
Name of Owner(s) (at time of original lien) Simpson, Althea M Trustee
Recording Date of Original Lien 1975
You are hereby notified that the above described property has been removed from designated forest land as of 8/13/2003. The land no longer meets the definition and/or provisions of designated forest land for the following reason(s):
RCW 84.33.120(5)(b) Sale or transfer to an ownership making such land exempt from ad
Valorem taxation. (i.e. county, state or federal)

The compensating tax is due and payable to the County Treasurer 30 days from the date of this notice. If unpaid by this date, the compensating tax shall become a lien on the land and interest on this amount will begin to accrue. The county may begin foreclosure proceedings as provided in RCW 84.64.050 if the compensating tax and interest remain unpaid.

You may apply to have the land reclassified as either Open Space Land, Farm and Agricultural Land or Timber Land under chapter 84.34 RCW. If an application for reclassification is received within 30 days of this notice, no compensating tax is due until the application is denied, or, if approved, the property is later removed from classification under chapter 84.34 RCW in accordance with RCW 84.34.108.

Date of Notice: 8-14-03

Total Compensating
Tax Due:

\$ 8,956.99

Date Payment Due:

9-13-03 or before sale
is recorded

County Assessor or
Administrative Assistant

Sary H. Martin

REMOVAL FROM DESIGNATED FOREST LAND COMPENSATING TAX

The county assessor will remove land from designated forest land when any of the following occur:

1. Receipt of a notice from the land owner to remove it from designation;
2. Sale or transfer to an ownership making the land exempt from property taxation;
3. Sale or transfer of all or a portion of such land to a new owner, unless the new owner has signed a Notice of Continuance for designated forest land on the Real Estate Excise Tax Affidavit or the new owner is an heir or devisee of a deceased owner;
4. Determination by the assessor, after giving the owner written notice and an opportunity to be heard, that:
 - a. The land is no longer primarily devoted to and used for growing and harvesting timber;
 - b. The land owner has failed to comply with a final administrative or judicial order regarding a violation of the restocking, forest management, fire protection, insect and disease control, and forest debris provisions of Title 76 RCW or;
 - c. Restocking has not occurred to the extent or within the time frame specified in the application for designation as forest land.

Removal of designation applies only to the land affected, and any remaining forest land must meet the definition of forest land under RCW 84.33.035 to continue as designated forest land. Within 30 days after removal of designated forest land, the assessor shall send the owner a written notice, setting forth the reasons for the removal.

COMPENSATING TAX

(RCW 84.33.140)

Compensating tax recaptures taxes that would have been paid on the land if it had been assessed and taxed at its true and fair value instead of the forest land value. The assessor uses the current year's levy rate, the last assessed forest land value, and the true and fair value as of January 1st of the year of removal from designation to calculate the compensating tax for the land being removed. The compensating tax due is the difference between the amount of taxes assessed at forest land value on the land being removed and the taxes that would have been paid at true and fair value for the period of time the land was so classified or designated as forest land, up to a maximum of nine years, plus an amount using the same calculation for the current year, up to the date of removal. The assessor will also calculate for collection, the prorated taxes for the current tax year from the time of removal to the end of the year in the year of removal at true and fair value.

APPEAL

An appeal of the removal of designation or new assessed valuation must be filed with the County Board of Equalization on or before July 1 in the year of removal or within 30 days (or 60 days if the county legislative authority has extended the deadline) of the Notice of Removal or Change of Value Notice, whichever is later.

Compensating tax is not imposed if the removal of designation resulted solely from:

1. Transfer to a government entity in exchange for other forest land located within the state;
2. 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;
3. A donation of fee title, development rights or the right to harvest timber, to a government agency or organization listed in RCW 84.34.210 and 64.04.130 for the purposes stated in those sections. When land is no longer used for these purposes, compensating tax will be imposed upon the current owner;
4. The sale or transfer of fee title to a governmental entity or a nonprofit nature conservancy corporation, as defined in RCW 64.04.130, exclusively for the protection and conservation of lands recommended for state natural area preserve purposes by the Natural Heritage Council and Natural Heritage Plan as defined in chapter 79.70 RCW. When land is no longer used for these purposes, compensating tax will be imposed upon the current owner.
5. The sale or transfer of fee title to the Parks and Recreation Commission for park and recreation purposes;
6. Official action by an agency of the state of Washington or by the county or city within which the land is located that disavows the present use of such land;
7. The creation, sale, or transfer of forestry riparian easements under RCW 76.13.120;
8. The creation, sale, or transfer of a fee interest or a conservation easement for the riparian open space program under RCW 76.09.040;
9. The sale or transfer within two years after the death of an owner with at least a fifty percent interest in the land if the land has been continuously assessed and valued as classified or designated under chapter 84.33 RCW or classified under chapter 84.34 RCW since 1993;
10. The sale or transfer of forest land between July 22, 2001, and July 22, 2003, if;
 - a. The previous owner of the land died after January 1, 1991;
 - b. The deceased owner had at least fifty percent interest in the land; and
 - c. The land was classified or designated as forest land under chapter 84.33 RCW or classified under chapter 84.34 RCW continuously since 1993.

COMPENSATING TAX STATEMENT

Parcel No: 03-09-31-0-0-0300-00 Date of Removal: 8-13-03

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

<u>225</u>		÷		<u>365</u>	=		<u>.62</u>
No. of days designated as forest land in the year of removal				No. of days in year			Proration Factor (To items 1a and 1b)
a.	<u>\$113,980</u>	X	<u>7.84211</u>	=	<u>\$893.84</u>	X	<u>.62</u>
	Market Value		Levy Rate				Proration Factor
							= <u>\$ 554.18</u>
b.	<u>\$57</u>	X	<u>7.84211</u>	=	<u>\$.45</u>	X	<u>.62</u>
	Forest Land Value		Levy Rate				Proration Factor
							= <u>\$.28</u>
c.	Total amount of compensating tax for current year (subtract 1b from 1a)						<u>\$ 553.90</u>

(Compensating Tax Statement continued next page)

2. Calculation of Prior Year's Compensating Tax.

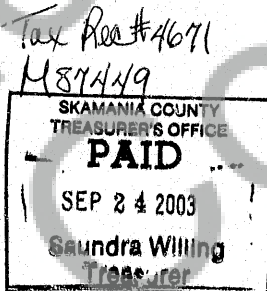
Market Value (Jan 1 of year removed)	Less:	Forest Land Value at Time of Removal	Multiplied By	Last Levy Rate Extended Against Land	Multiplied By	Years *	Equal	Compensating Tax
\$ 113,980	--	\$ 57	X	7.84211	X	9	=	\$ 8,040.60
Recording Fee								\$ 23.00
Total Amount of Prior Year's Compensating Tax								\$ 8,063.60

* Number of years in classification or designation, not to exceed 9.

3. Calculation of Prior Year's Compensating Tax (Total amounts for items 1 & 2). = \$ 8,617.50

4. Calculation of Tax for Remainder of Current Year.

<u>140</u>		÷	<u>365</u>	=	<u>.38</u>
No. of days remaining after removal			No. of days in year		Proration Factor
a. <u>\$ 113,980</u>	X	<u>7.84211</u>	=	<u>\$ 893.84</u>	X <u>.38</u> = <u>\$ 339.66</u>
Market Value		Levy Rate			Proration Factor
b. <u>\$ 57</u>	X	<u>7.84211</u>	=	<u>\$.45</u>	X <u>.38</u> = <u>\$.17</u>
Forest Land Value		Levy Rate			Proration Factor
c. Total amount of compensating tax for current year (subtract 4b from 4a)					= \$ 339.49



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

That portion of the following described tracts "A" and "B" lying East of the following described line:

Beginning at a point in the center of Collins Creek which bears North 88°26'58" West along the North line of the James M. Findley Donation Land Claim 490 feet, more or less, from a brass cap marking the Northeast corner of said Donation Land Claim, thence North 88°26'58" West tracing the North line of said Findley Donation Land Claim to a point 110 feet East of the East line of Section 36, Township 3 North, Range 8 East of the Willamette Meridian and the true point of beginning of the following described line; thence South parallel to the East line of said Section 36 to the centerline of Primary State Highway #8 and the terminus of said line.

Tract "A":

A tract of land in Section 35, Township 3 North, Range 8 East and in Section 31, Township 3 North, Range 9, East of the Willamette Meridian, Skamania County, Washington, being a part of the James M. Findley Donation Land Claim, more particularly described as follows:

BEGINNING at a point in the center line of Collins Creek which bears North 88°26'58" West along the North line of the said Findley Donation Land Claim, a distance of the 490 feet, more or less, from a Brass Cap Marking the Northeast corner of said Findley Donation Land Claim; thence North 88°26'58" West tracing the North line of said Findley Donation Land Claim, a distance of 1,735 feet, more or less, to a point in the center line of Bergen Road; thence Southerly tracing the center line of said Bergen Road, a distance of 1,550 feet, more or less, to a point which is 1,510 feet South of the North line of said Findley Donation Land Claim when measured at right angles thereto; thence South 88°26'58" East parallel with the North line of said Findley Donation Land Claim, a distance of 1,670 feet, more or less, to a point in the West line of that certain tract of land conveyed to Glen E. Kidner and Lillian Kidner, husband and wife, by deed dated May 15, 1964, and recorded May 21, 1964, at page 499 of Book 52 of Deeds, under Auditor's File No. 63289, records of Skamania County, Washington, thence Northerly along said West line 120 feet, more or less, to the Northwest corner thereof; thence Northeasterly along the North line of said Kidner tract 250 feet, more or less, to a point in the center line of said Collins Creek; thence Northerly tracing said center line upstream, a distance of 1,545 feet, more or less, to the Point of Beginning.

EXCEPT Public Roads.

Tract "B":

The following described real property located in Skamania County, State of Washington:

A tract of land in Section 36, Township 3 North, Range 8 East and in Section 31, Township 3 North, Range 9 East of the Willamette Meridian, being a part of the James M. Findley Donation Land Claim, more particularly described as follows:

BEGINNING at a point in the center line of Collins Creek which bears North 88°26'58" West along the North line of the said Findley Donation Land Claim, a distance of 490 feet, more or less, from a brass cap marking the Northeast corner of said Findley Donation Land Claim; thence North 88°26'58" West tracing the North line of said Findley Donation Land Claim a distance of 1,735 feet, more or less, to a point in the center line of Bergen Road; thence Southerly tracing the center line of said Bergen Road a distance of 1,550 feet, more or less, to a point which is 1,510 feet South of the North line of the said Findley Donation Land Claim when measured at right angles thereto, said point being the initial point of the tract hereby described; thence South 88°26'58" East parallel with the North line of said Findley Donation Land Claim a distance of 1,670 feet, more or less, to a point in the West line of that certain tract of land conveyed to Glen E. Kidner and Lillian Kidner, husband and wife, by deed dated May 15, 1964 and recorded May 21, 1964 at page 499 of Book 52 of Deeds, under Auditor's File No. 63289, records of Skamania County, Washington; thence Southerly along said West line 149 feet, thence West 325 feet; thence Parallel to the West line of said Kidner tract South 02°30' East 600 feet, more or less, to the center line of Primary State Highway No. 8; thence following the center line of said highway Westerly to its intersection with the center line of Bergen Road aforesaid; thence following the center line of Bergen Road in a Northeasterly direction to the initial point.

Except Public Roads.