

129724

BOOK 170 PAGE 809

FILED FOR RECORD  
SKAGHANIA CO. WASH  
BY Assessor

NOV 12 10 23 AM '97

GARY M. OLSON  
ASSISTANTAPPLICATION FOR TRANSFER OF CLASSIFIED OR DESIGNATED  
FOREST LAND TO CURRENT USE CLASSIFICATION  
(CHAPTERS 84.33 and 84.34 RCW)

File With County Assessor

County SKAGHANIA

Name of Applicant Richard A &amp; Sally Bea

Tax Code 100

Address 511 Krogstad Road  
Washougal Wa 98671

Phone 360-837-3580

Land subject to this application (legal description): 28.08 acres in Township 1 N Range 5 E  
Section 10 Covered by Timber Land Lien Recorded at  
Book E Page 705

Parcel No. or Account No. 01 05 10 0 0 1200 00

## CHANGE OF CLASSIFICATION

The land is currently classified or designated forest land under provisions of Chapter 84.33 RCW and meets the definition of one of the following and I request reclassification as:

## CHECK APPROPRIATE BOX

- ☐ Open space land as provided under RCW 84.34.020(1) (Attach completed FORM REV 64 0021)
- ☒ Farm and agricultural land as provided under RCW 84.34.020(2).  
(Attach completed FORM REV 64 0024)
- ☐ Timber land as provided under RCW 84.34.020(3)  
(Attach completed FORM REV 64 0021 and a timber management plan)

## AFFIRMATION

As owner(s) or contract purchaser(s) of the land described in this application, I hereby indicate by my signature that I have read the reverse side of this form and I am aware of the potential tax liability involved when the land ceases to be classified under provisions of Chapter 84.34 RCW.

If this land is removed from classification before ten years have elapsed, compensating tax will be due for the part of the period it was classified or designated forest land.

Date 11-2-97

Signature(s) of All Owner(s) or Contract Purchaser(s)

Richard A. Bea  
Sally R. Bea

Attachment:

- ☐ FORM REV 64 0021
- ☒ FORM REV 64 0024

FORM REV 64 0024 (2-93)

(See Reverse Side)

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**CURRENT USE APPLICATION  
FARM AND AGRICULTURAL LAND CLASSIFICATION  
Chapter 84.34 RCW**

FILE WITH COUNTY ASSESSOR

SKAMANIA COUNTY

APPROVED 11-10-97 for 1998 ASSESSMENT

|   |  |
|---|--|
| Tax Code <u>100</u><br>Account Numbers: <u>01 05 10 0 0 1200 00</u>   | <b>NOTICE OF APPROVAL OR DENIAL</b><br><input checked="" type="checkbox"/> Application Approved <input type="checkbox"/> Application Denied<br><input type="checkbox"/> All of Parcel <input checked="" type="checkbox"/> Portion of Parcel<br>Date <u>November 10</u> 19 <u>97</u><br>Owner Notified on _____ 19 ____   |
| Applicant(s) Name and Address:<br><u>Richard A &amp; Sally Bea</u><br><u>511 Krogstad Road</u><br><u>Washougal Wa 98671</u> | Fee Returned <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____ 19 ____<br><i>Sharon Dabene</i><br>(Assessor or Deputy Signature)<br>Auditor File Number _____ Date _____ 19 ____<br><b>TRANSFER APPROVED 11-10-97 for 1-1-98</b><br><b>APPEAL:</b> A denial of an application for classification as farm and agricultural land may be appealed to the County Board of Equalization. |

- Legal description of land 28.08 acres of timber land transferring to grazing.  
Twp 1N Rge 5E Sec 10
- Acreage: Cultivated 7 Irrigated Acres \_\_\_\_\_ Dry Acres \_\_\_\_\_  
 Grazed 13 Is grazing land cultivated? ☐ Yes ☒ No  
 Farm Woodlots 28.08 will be grazed within three years  
 Total Acreage 48.08
- List the property rented to others which is not affiliated with agricultural use and show the location on the map.  
NA
- Is the land subject to a lease or agreement that permits any use other than its present use? ☐ Yes ☒ No
- Describe the present current use of each parcel of land described in this application.  
We grow Alfalfa on 7 acres and the remaining land is used to run cattle on including the timber land parcel.
- Describe the present improvements on this property (buildings, etc.)  
We are in the process of building a single family dwelling to include a shop, barn, and garage. Right now we are having a well drilled.
- Attach a map of the property to show an outline of the current use of each area of the property such as: livestock (type), row crops, hay land, pasture, wasteland, woodlots, etc.  
  
Include on the map, if available, the soil qualities and capabilities. Also indicate the location of buildings.
- To qualify for this classification, an application describing land of less than 20 acres must meet certain minimum income standards (see definition of agricultural land (b) and (c)). Please supply the following or any other pertinent data to show that the land will qualify for classification.

| YEAR  | 19__  | 19__  | 19__  | 19__  | 19__  | Average |
|---|-------|-------|-------|-------|-------|---------|
| List the yield per acre for the last five (5) years (bushels, pounds, tons, etc.) | _____ | _____ | _____ | _____ | _____ | _____   |
| List the annual gross income per acre for the last five (5) years.                | _____ | _____ | _____ | _____ | _____ | _____   |
| If rented or leased, the annual gross rental fee for the last five years.         | _____ | _____ | _____ | _____ | _____ | _____   |

**NOTICE:** The Assessor may require the owners to submit pertinent data regarding the use of the classified land, productivity of typical crops, income, etc.

## FARM AND AGRICULTURAL LAND MEANS EITHER:

- a) A parcel of land or contiguous parcels of land in one ownership of twenty or more acres devoted primarily to the production of livestock or agricultural commodities for commercial purposes, or enrolled in the Federal Conservation Reserve program or its successor administered by the United States Department of Agriculture.
- b) Any parcel of land or contiguous parcels that are five acres or more but less than twenty acres devoted primarily to agricultural uses, which has produced a gross income from agricultural uses equivalent to two hundred dollars or more per acre each year for three of the five calendar years preceding the date of application for classification under this chapter, or
- c) Any parcel of land or contiguous parcels that are less than five acres devoted primarily to agricultural uses which has produced a gross income of 1500 dollars or more each year for three of the five calendar years preceding the date of application for classification under this chapter.

Agricultural lands also include noncontiguous parcels from one to five acres, but otherwise constituting an integral part of farming operations conducted on the land.

Agricultural lands also include farm woodlots of less than twenty acres and more than five acres and also the land on which appurtenances necessary to the production, preparation or sale of the agricultural products exist in conjunction with the lands producing such products.

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 "Farm and Agricultural Land" and the amount of property tax otherwise due and payable for the last seven (7) 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) 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.
  - 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 to a church when such land would qualify for property tax exemption pursuant to RCW 84.36.020.
  - f) 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)).
  - g) Removal of land classified as farm and agricultural land under RCW 84.34.020(2)(d).

## AFFIRMATION

As owner(s) or contract purchaser(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 my accompanying documents have been examined by me and to the best of my knowledge it is a true, correct and complete statement.

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

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

[ See WAC 458.30.225 ]

## ASSESSOR:

In accordance with the provisions of RCW 84.34.035, "the assessor shall submit notification of such approval to the county auditor for recording in the place and manner provided for the public recording of state tax liens on real property."

Prepare in duplicate. If denied, send original to land owner. If approved, file original with auditor and have auditor return original to land owner. Duplicate is to be retained by the assessor.

## FOR ASSESSOR'S USE ONLY

Amount of Process Fee Collected \$ 200.

Date 11-3, 19 97

FORM REV 84 0024-2 (8-91) 4/95-FARM-AG

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|   |                                   |  |   |
|---|-----------------------------------|--|---|
| United States<br>Department of<br>Agriculture | Forest<br>Service<br>541-386-2333 | Columbia River Gorge<br>National Scenic Area<br>FAX 541-386-1916 | 902 Wasco Avenue<br>Suite 200<br>Hood River, OR 97031 |
|---|-----------------------------------|--|---|

File Code: 5420

Date: October 31, 1997

Richard and Sally Bea  
M.P. 0.04R Krogsdted Road  
Washougal, WA 98671

Dear Richard and Sally:

I am writing this letter to facilitate the processing of your application for a change from forest defferal to agricultural defferal in the timbered portion of your property. This is generally the area which is within the Forest Use designation.

The Columbia River Gorge NSA Management Plan, provides that new agricultural uses are allowed outright (allowed without review) within a Forest Use designation, except where there would be potential impact to cultural or natural resources. Archeological surveys have been conducted on your property on two different occasions. No cultural resources were found during these surveys, and the Archeologist concludes there is low to no potential for the remainder of the parcel. A review of sensitive natural resource maps for this parcel showed that no Threatened, Endangered, or Sensitive species of plants or animals have been found within a half mile radius of the parcel, however, there is a sensitive plant known in this general area.

The plant in question is Tall Bugbane, Cimicifuga elata, which is known to occur at Cape Horn and to the east of your property. One of the best populations of this species in Washington State is found at Cape Horn. This plant inhabits hardwood forests and should be expected to occur on your property. The impact of finding this species, however, should not prevent obtaining your objective. You may need to establish buffered areas as protection to any plants found.

The proposed use of the area within the timber for grazing cattle and associated pasture improvement, involving brushing and planting grass, is considered to be an acceptable agricultural use which will result in only minor disturbance assuming the existing trees will remain intact. Since you are currently using your property for grazing cattle, this use will also be consistent with the Conservation Easement Deed, once in place.

We hope this information will assist you in modifying your defferal status. If you have any further questions, please do not hesitate to call.

Sincerely,

*Cynthia Swanson*  
Act. in  
for ARTHUR J. CARROLL  
Area Manager



Caring for the Land and Serving People

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FS-6200-28b (12/93)



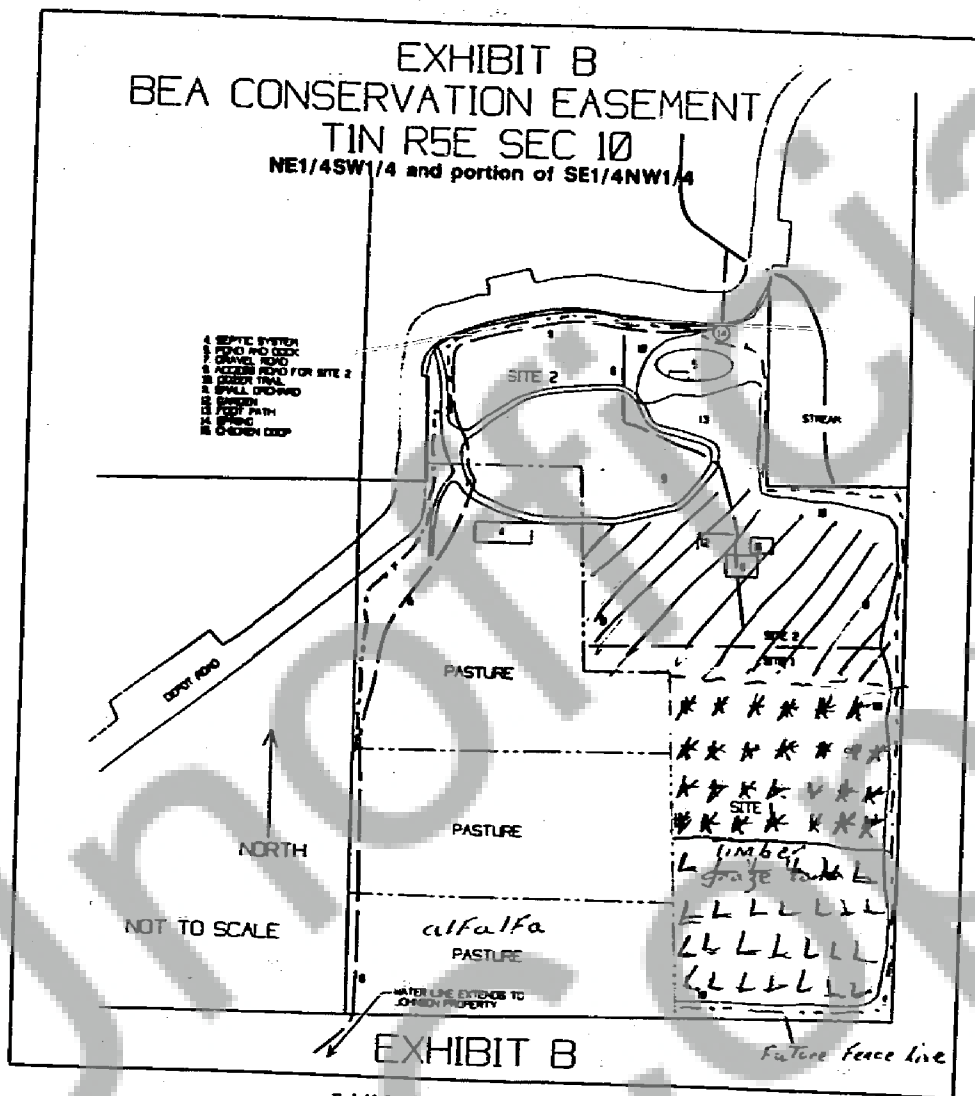


Exhibit b, Sheet 1 of 1

1st year turnover to grazing   
 2nd year turnover to grazing agriculture   
 3rd year turnover to grazing/ag

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Attachment to current use application for  
BEA property. This attachment regards the three year  
turnover of the 28.08 acres of woodland into agricultural  
use. The 28.08 acres will be turned into grazing land for  
cattle and fenced in thirds. In addition to the grazing  
of cattle on the above mentioned acreage crops will also  
be grown as pursuant to the agricultural tax use guidelines.  
These crops include, but are not limited to alfalfa, ginseng,  
and hay.