

135061

BOOK 189 PAGE 5

FILED FOR RECORD
SKAMANIA COUNTY WASH
BY Sk Co Assessor

When Recorded Return to:

Skamania County Assessor
P O Box 790
Stevenson, WA 98648

MAY 6 3 37 PM '99

GARY H. OLSON
AUDITOR

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

SKAMANIA COUNTY

Grantor(s) SKAMANIA COUNTY

Grantee(s) PEYROLLAZ, JOHN F & CLOIDA F TRUSTEES

Legal Description 4 ACRES BEING A PORTION OF THE NW 1/4 - NW 1/4 - SW 1/4 OF SECTION
28, TOWNSHIP 3N, RANGE 8E

Assessor's Property Tax Parcel or Account Number 03 08 28 00 0300 00

Reference Numbers of documents Assigned or Released BOOK 134 / PAGE 991 (Partial)

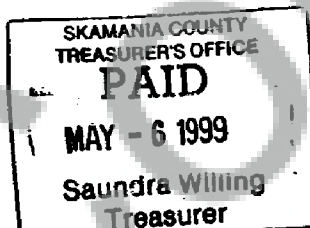
Lien on 1 Acre of this Parcel transferred to 3-8-28-0-0-201-00 per Boundary Line Adjustment Bk 175 PG 165

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

- ☐ Open Space Land
☐ Timber Land
☒ Farm and Agricultural Land

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 - No longer using for Commercial purposes.
☐ Exempt Owner
☒ Notice of Continuance not signed
☐ Other _____



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 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 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; 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 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 homesite value).

Gary Marker
County Assessor or Deputy

May 4, 1999
Date

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. 03-08-28-0-0-0300-00

Date of Removal MAY 7, 1999

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

<u>126</u>		<u>365</u>		<u>=</u>		<u>35</u>
No. of days in Current Use		No. of days in year				Proration Factor (To items 1a and 1b)
a.	\$ <u>50,000</u>	X	<u>8.94919</u>	X	<u>447.46</u>	<u>=</u> <u>156.61</u>
	Market Value		Levy Rate		Proration Factor	
b.	\$ <u>1,400</u>	X	<u>8.94919</u>	X	<u>12.63</u>	<u>=</u> <u>4.39</u>
	Current Use Value		Levy Rate		Proration Factor	
c.	Amount of additional tax for current year (subtract 1b from 1a).....					<u>=</u> <u>152.22</u>

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

<u>152.22</u>	X	<u>1%</u>	<u>=</u>	<u>1.52</u>
Amount of tax from 1c		Interest Rate		

3. Calculation of Prior Year's Tax and Interest (Interest is calculated at the rate of 1% per month from April 30th 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	1998	47,500	1,400	46,100	9.21773	424.94
2	1997	11,600	1,400	10,200	9.13432	93.17
3	1996	11,600	1,400	10,200	8.89438	90.72
4	1995	11,600	1,400	10,200	8.98440	91.64
5	1994	11,600	1,400	10,200	8.88101	90.59
6	1993					
7	1992					

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	424.94	13 %	\$ 55.24	\$ 480.18
2	93.17	25 %	\$ 23.29	\$ 116.46
3	90.72	37 %	\$ 33.57	\$ 124.29
4	91.64	49 %	\$ 44.90	\$ 136.54
5	90.59	61 %	\$ 55.26	\$ 145.85
6		%	\$	\$
7		%	\$	\$

4. Total Prior Year's Tax and Interest (Total of entries in Item 3, Column 8) = \$ 1003.32

5. 20% Penalty (applicable only when classification is removed because of a change in use or owner has not complied with withdrawal procedure) = \$ 200.66

6. Total additional tax (prior year's tax, interest, and penalty, Items 4 plus 5) = \$ 1203.98

7. Prorated tax and interest for current year (Items 1c and 2) = \$ 153.74

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). = \$ 1357.72

9. Calculation of Tax for Remainder of Current Year.

Proration Factor:

$$\frac{239}{\text{No. of days remaining after removal}} \div \frac{365}{\text{No. of days in year}} = .65$$

a. $\frac{\$ 50,000}{\text{Market Value}} \times \frac{8.94919}{\text{Levy Rate}} \times \frac{447.46}{\text{Proration Factor}} = 290.85$

b. $\frac{\$ 1,400}{\text{Current Use Value}} \times \frac{8.94919}{\text{Levy Rate}} \times \frac{12.53}{\text{Proration Factor}} = 8.14$

c. Amount of tax due for remainder of current year (9a minus 9b) = 282.71

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