

151621

BOOK 256 PAGE 326

When Recorded Return to:

Skamania County Assessor  
P O Box 790  
Stevenson, WA 98648

Assessor  
Dec 31 12 30 PM '03  
U. Germann  
J.H.

FILED  
DEC 31 12 30 PM '03  
CLERK  
J.H.

**SKAMANIA COUNTY**

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

Grantor(s) SKAMANIA COUNTY  
Grantee(s) Upton, William & Kim  
Legal Description One Acre in S1/2 - NE1/4 - SW 1/4 of Section 32 T2N R5E  
See pages 5 & 6 for map and legal description  
Assessor's Property Tax Parcel or Account Number 02-05-34-0-0-0700-00  
Reference Numbers of documents Assigned or Released Book 108 / Page 955  
Owner and Date of Original Lien Upton, William & Kim 12-31-87

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  
☐ Exempt Owner  
☐ Notice of Continuance not signed  
☒ Other: One acre to be used for home site.  
(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 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 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 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.

*Sharon D. B. [Signature]*  
County Assessor or Administrative Assistant

12-17-03  
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. 02-05-34-0-0-0700-00

Date of Removal 12-16-2003

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

	<u>350</u>	÷	<u>365</u>	=	<u>.96</u>	
	No. of Days in Current Use		No. of Days in Year		Proration Factor (To items 1a and 1b)	
a.	\$ <u>4150</u>	x	<u>13.41183</u>	=	\$ <u>55.66</u>	x <u>.96</u> = \$ <u>53.43</u>
	Market Value		Levy Rate		Total Tax	Proration Factor
b.	\$ <u>144</u>	x	<u>13.41183</u>	=	\$ <u>1.93</u>	x <u>.96</u> = \$ <u>1.85</u>
	Current Use Value		Levy Rate		Total Tax	Proration Factor
c.	Amount of additional tax for current year (subtract 1b from 1a).....					= \$ <u>51.58</u>

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

\$ <u>51.58</u>	÷	<u>8%</u>	=	\$ <u>4.12</u>
Amount of tax from 1c		Interest Rate		

1. 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):

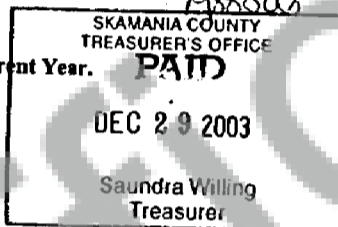
No. of Years	Tax Year	Market Value (1)	Current Use Value (2)	Difference 1-2 (3)	Levy Rate (4)	Additional Tax Due 3x4 (5)
1	2002	4150	148	4002	13.60878	54.46
2	2001	4150	155	3995	14.04035	56.09
3	2000	4150	158	3992	13.74011	54.85
4	1999	2716	154	2562	12.75877	32.69
5	1998	2264	146	2118	13.09744	27.74
6	1997	2264	127	2137	13.27400	28.37
7	1996	1509	127	1382	12.86965	17.79

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	54.46	20%	\$ 10.89	\$ 65.35
2	56.09	32%	\$ 17.94	\$ 74.03
3	54.85	44%	\$ 24.13	\$ 78.98
4	32.69	56%	\$ 18.20	\$ 50.99
5	27.74	68%	\$ 18.86	\$ 46.60
6	28.37	80%	\$ 22.69	\$ 51.06
7	17.79	92%	\$ 16.36	\$ 34.15

4. Total Prior Year's Tax and Interest (Total of entries in Item 3, Column 8) = \$ 401.16
5. 20% Penalty (applicable only when classification is removed because of a change in use or owner has not complied with withdrawal procedure) = \$ 80.23
6. Total additional tax (prior year's tax, interest, and penalty, Items 4 plus 5) = \$ 481.39
7. Prorated tax and interest for current year (Items 1c and 2) = \$ 55.70
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). 104 1604 1010 = \$ 537.09  
143803

9. Calculation of Tax for Remainder of Current Year.

Plus Recording Fees



= \$ 24.00

Proration Factor:

$$\frac{15}{\text{No. of days remaining after Removal}} + \frac{365}{\text{No. of days in Year}} = .04$$

$$\text{a. } \$ \frac{4150}{\text{Market Value}} \times \frac{13.41183}{\text{Levy Rate}} = \$ \frac{55.66}{\text{Total Tax}} \times \frac{.04}{\text{Proration Factor}} = \$ \frac{2.23}{\text{Total Tax}}$$

$$\text{b. } \$ \frac{144}{\text{Current Use Value}} \times \frac{13.41183}{\text{Levy Rate}} = \$ \frac{1.93}{\text{Total Tax}} \times \frac{.04}{\text{Proration Factor}} = \$ \frac{.08}{\text{Total Tax}}$$

$$\text{c. Amount of additional tax due remainder of current year (9a minus 9b)} = \$ \frac{2.15}{\text{Total Tax}}$$

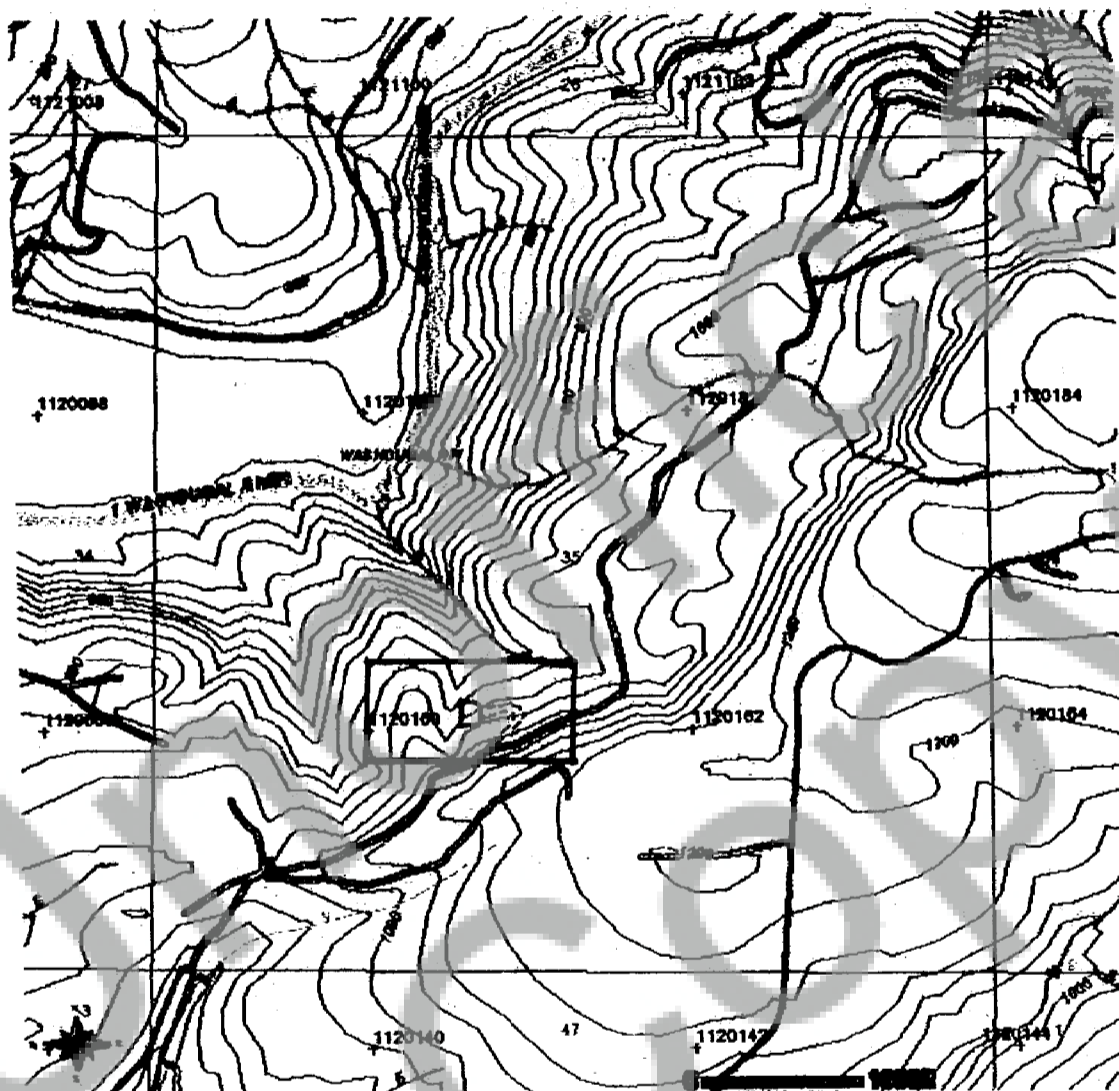
- d. Taxes are payable on regular due date and may be paid in half payments Under provisions of RCW 84.56.020.

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.

FOREST PRACTICE BASE MAP

TOWNSHIP 2 NORTH HALF 0, RANGE 5 EAST (W.M.) HALF 0, SECTION 34

Application #: \_\_\_\_\_



== Road  
□ house site

Saturday, December 13, 2003 1:27:04 PM  
NAD 83  
Contour Interval: 40 Feet

151571

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BOOK 256 PAGE 80

FILED  
SKAMANIA CO. TITLE

DEC 26 9 10 AM '03

L. M. Moseley

J. MICHAEL UPSON

**AFTER RECORDING MAIL TO:**Name John & Anna Keenan-MudrickAddress 9931 Keene LaneCity/State Aunsville, OR 97325

SUTC 26001

**Statutory Warranty Deed**THE GRANTOR WILLIAM UPSON & KIM C. UPSON,  
HUSBAND AND WIFEfor and in consideration of TEN DOLLARS AND OTHER VALUABLE  
CONSIDERATIONSin hand paid, conveys and warrants to JOHN KEENAN-MUDRICK &  
ANNA KEENAN-MUDRICK, HUSBAND AND WIFE

the following described real estate, situated in the County of Skamania, State of Washington:

The South Half of the Northeast Quarter of the Southwest Quarter of Section  
34, Township 2 North, Range 5 east of the Willamette Meridian, in the  
County of Skamania, State of Washington."THIS CONVEYANCE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND  
EASEMENTS, IF ANY, AFFECTING TITLE, WHICH MAY APPEAR IN THE PUBLIC RECORD,  
INCLUDING THOSE SHOWN ON ANY RECORDED PLAT OR SURVEY"

Gary H. Martin, Skamania County Assessor

Date 12/26/03 Parcel # 2-5-34-700

Assessor's Property Tax Parcel/Account Number(s): 02-05-34-0-0-0700-00

Dated 12/23 2003W. Upson  
William UpsonKim C. Upson  
Kim C. Upson

LPB-10 (11/96)

