

Doc # 2005156114
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Date: 02/02/2005 12:32P
Filed by: SKAMANIA COUNTY ASSESSOR
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$0.00

When Recorded Return to:

Skamania County Assessor
P O Box 790
Stevenson, WA 98648

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

Grantor(s) SKAMANIA COUNTY
Grantee(s) Ashard, Robert L. & Deborah L.
Legal Description A portion of land located in the NW 1/4 of Section 30, T2N, R5 E
Assessor's Property Tax Parcel or Account Number 02-05-30-0-0-1101-00
Reference Numbers of documents Assigned or Released Book G / Page 868
Owner and Date of Original Lien Ashard, Robert L. & Deborah L. 12/22/1983

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

M94597

M94598

SKAMANIA COUNTY
TREASURER'S OFFICE
PAID

FEB 02 2005

Cherie Flood

Change to a use resulting in disqualification 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 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.
 - 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.

Janice DeByne
County Assessor or Administrative Assistant

1-31-05
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. 02-05-30-0-0-1101-00 Date of Removal 1-31-2005

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

	<u>31</u>	<u>÷</u>	<u>365</u>	<u>=</u>	<u>.85</u>
	No. of Days in Current Use		No. of Days in Year		Proration Factor (To items 1a and 1b)
a.	\$ <u>90000</u>	x	<u>12.216282</u>	= \$ <u>1099.47</u>	x <u>.85</u> = \$ <u>93.45</u>
	Market Value		Levy Rate	Total Tax	Proration Factor
b.	\$ <u>1548</u>	x	<u>12.216282</u>	= \$ <u>18.91</u>	x <u>.85</u> = \$ <u>1.61</u>
	Current Use Value		Levy Rate	Total Tax	Proration Factor
c.					
	Amount of additional tax for current year (subtract 1b from 1a)				\$ <u>91.84</u>

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

	<u>\$ 91.84</u>	<u>÷</u>	<u>0</u>	<u>=</u>	<u>\$ 0</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 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	2004	90000	1602	88398	12.41217	1097.22
2	2003	90000	1665	88335	12.99527	1147.94
3	2002	90000	1710	88290	13.2002	1165.45
4	2001	90000	1791	88209	13.61983	1201.39
5	2000	90000	1827	88173	13.32113	1174.56
6	1999	68200	1782	66418	12.33575	819.32
7	1998	49500	1692	47808	12.68096	606.26

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	1097.22	9%	\$98.75	\$1195.97
2	1147.94	21%	\$241.07	\$1389.01
3	1165.45	33%	\$384.60	\$1550.05
4	1201.39	45%	\$540.63	\$1742.02
5	1174.56	57%	\$669.50	\$1844.06
6	819.32	69%	\$565.33	\$1384.65
7	606.26	81%	\$491.07	\$1097.33

4. Total Prior Year's Tax and Interest (Total of entries in Item 3, Column8)	=	\$ <u>10203.09</u>
5. 20% Penalty (applicable only when classification is removed because of a change in use or owner has not complied with withdrawal procedure)	=	\$ <u>2040.62</u>
6. Total additional tax (prior year's tax, interest, and penalty, Items 4 plus 5)	=	\$ <u>12243.71</u>
7. Prorated tax and interest for current year (Items 1c and 2)	=	\$ <u>91.84</u>
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).	=	\$ <u>12335.55</u>
9. Calculation of Tax for Remainder of Current Year.		<u>988.71</u>
<i>Plus Recording Fees</i>	=	\$ <u>23.00</u>
	TOTAL	<u>\$ 13347.26</u>

Proration Factor:

$$\frac{\text{334}}{\text{No. of days remaining after Removal}} \div \frac{\text{365}}{\text{No. of days in Year}} = \frac{\text{.915}}{\text{Proration Factor}}$$

a. $\frac{\$ \text{90000}}{\text{Market Value}} \times \frac{\text{12.216282}}{\text{Levy Rate}} = \frac{\$ \text{1099.47}}{\text{Total Tax}} \times \frac{\text{.915}}{\text{Proration Factor}} = \frac{\$ \text{1006.01}}{\text{}}$

b. $\frac{\$ \text{1548}}{\text{Current Use Value}} \times \frac{\text{12.216282}}{\text{Levy Rate}} = \frac{\$ \text{18.91}}{\text{Total Tax}} \times \frac{\text{.915}}{\text{Proration Factor}} = \frac{\$ \text{17.30}}{\text{}}$

c. Amount of additional tax due remainder of current year (9a minus 9b) = \$ 988.71

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.

EXHIBIT 'A'

A tract of land in the Northeast Quarter of Section 30, Township 2 North, Range 5 East, of the Willamette Meridian, more particularly described as follows:

Beginning at a point 30 feet North of the center of Section 30 on the West line of the Northeast Quarter of said Section; thence North $1^{\circ}02'58''$ West along said West line 682.27 feet; thence North $88^{\circ}57'27''$ East 674.77 feet; thence South $0^{\circ}47'09''$ East 683.34 feet to a point 30 feet North $0^{\circ}47'09''$ West of the South line of said Northeast Quarter; thence South $89^{\circ}02'55''$ West 674.77 feet to the true point of beginning.

Gary H. Martin, Skamania County Assessor
Date 2-2-05 Parcel # 2-5-30-1101

[Signature]

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