

When recorded return to:

Skamania County Assessor
P.O. Box 790
Stevenson, WA 98648

**Notice of Removal of Current Use Classification
and Additional Tax Calculations
Chapter 84.34 RCW**

Skamania County

Grantor or County: Skamania County

Grantee or Property Owner: James Hoffman

Mailing address: 4082 Canyon Creek Rd

Washougal WA 98671

City State Zip

Legal description: Lot 2 Hoffman SP BK 3 / PG 350

Assessor's parcel/account number: 02-05-33-0-0-1800-00 & 02-0⁰⁵-33-0-0-1800-05 JW

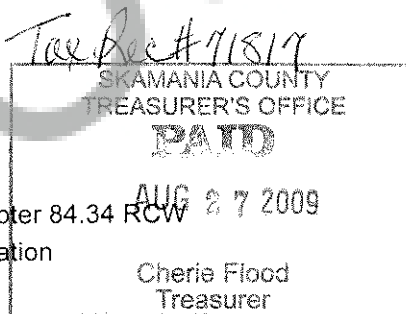
Reference numbers of documents assigned or released: Pg/E Bk/838

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 Chapter 84.34 RCW
☐ Change to a use resulting in disqualification
☐ Exempt Owner
☐ Notice of Continuance not signed
☐ Other (specific reason) _____



Leslie J Moore
County Assessor or Deputy

8-27-09
Date

(See next page for current use assessment additional tax statement.)

Current Use Assessment Additional Tax Statement

RCW 84.34.108(4)...The assessor shall revalue the affected land with reference to the true and fair value on January 1 of year of removal from 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.: 02-05-33-0-0-1800-00 & 1800-05 Date of removal: 8/27/2009

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

<u>239</u>		÷	<u>365</u>		=	<u>.65</u>
No. of days in Current Use			No. of days in year			Proration Factor (apply to 1a and 1b)
a.	<u>180,000</u>	X	<u>10.224138</u>	X	<u>.65</u>	= \$ <u>1,196.22</u>
	True & Fair Value		Levy Rate		Proration Factor	
b.	<u>400</u>	X	<u>10.224138</u>	X	<u>.65</u>	= \$ <u>2.66</u>
	Current Use Value		Levy Rate		Proration Factor	
c. Amount of additional tax for current year (subtract 1b from 1a).....						= \$ <u>1,193.56</u>

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

<u>\$1,193.56</u>	X	<u>4%</u>	=	<u>\$ 47.74</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 30 of the tax year through the month of removal)

Col's		(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
No Of Yrs	Tax Year	True & Fair Value	Current Use Value	Difference 1 - 2	Levy Rate	Additional Tax Due 3 x 4	Interest @ 1% per Mo. from April 3	Total Interest 5 x 6	Total Tax & Interest 5 + 7
1	2008	180,000	396	179,604	10.467417	1,880.00	16%	300.80	2,180.80
2	2007	100,000	396	99,604	11.609704	1,156.37	28%	323.78	1,480.15
3	2006	100,000	398	99,602	11.884871	1,183.76	40%	473.50	1,657.26
4	2005	100,000	419	99,581	12.853655	1,279.98	52%	665.59	1,945.57
5	2004	100,000	439	99,561	13.04640	1,298.91	64%	831.30	2,130.21
6	2003	83,400	461	82,939	13.67634	1,134.30	76%	862.07	1,996.37
7	2002	83,400	481	82,919	13.88088	1,150.99	88%	1,012.87	2,163.86
						Totals	%	\$4,469.91	\$13554.22

4. Total Prior Year's Tax and Interest (Total of entries in Item 3, Column 8)	=	\$ 13,554.22
5. 20% Penalty (applicable <i>only</i> when classification is removed because of a change in use or owner has not complied with withdrawal procedure)	=	2,710.84
6. Total additional tax (prior year's tax, interest, and penalty, Items 4 plus 5)	=	\$ 16,265.06
7. Prorated tax and interest for current year (Items 1c and 2)	=	\$ 1,241.30
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)	=	\$ 17,506.36

9. Calculation of Tax for Remainder of Current Year.

Proration Factor:					
	126	+	365	=	.35
No. of days remaining after removal			No. of days in year		Proration Factor
a	180,000	X	10.224138	X	.35
	True & Fair Value		Levy Rate		Proration Factor
b	400	X	10.224138	X	.35
	Current Use Value		Levy Rate		Proration Factor
c	Amount of tax due for remainder of current year (9a minus 9b).....				= \$ 642.69
d.	Taxes are payable on regular due date and may be paid in half payments under provisions of RCW 84.56.020.				

For tax assistance, visit dor.wa.gov/content/taxes/property/default.aspx or call (360) 570-5900. To inquire about the availability of this document in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users may call 1-800-451-7985

Reclassification Option

You may apply to have the land reclassified into one of the other current use classifications under Chapter 84.34 RCW or forest land designation under Chapter 84.33 RCW. If an application for reclassification is received within 30 days of this notice, no additional 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.

Appeal Rights

The property owner or person responsible for the payment of taxes may appeal the assessor's **removal** of classification to the County Board of Equalization. Said Board may be reconvened to consider the appeal. The petition must be filed with the board on or before July 1 of the year of the determination, or within thirty days after the date the notice has been mailed, or within a time limit of up to sixty days adopted by the county legislative authority, whichever is later. A petition form may be obtained by either contacting the assessor or the county board of equalization in the county in which the land is located. County contact information can be found at the following website:

<http://dor.wa.gov/Content/FindTaxesAndRates/PropertyTax/Links.aspx>

Additional Tax, Interest and Penalty upon Removal

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 true and fair value for the seven tax years 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;
 - 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 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 organizations qualified under RCW 84.34.210 and 64.04.130 (see RCW 84.34.108(6)(f));
 - g) Removal of land classified as farm and agricultural land under RCW 84.34.020(2)(e) (farm homesite 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 a conservation easement of private forest lands within unconfined channel migration zones or containing critical habitat for threatened or endangered species under RCW 76.09.040;
 - k) The sale or transfer of land within two years after the death of the owner of at least a fifty percent interest in the land if the land has been assessed and valued as classified forest land, designated as forest land under chapter 84.33 RCW, or this chapter 84.34 RCW continuously since 1993. The date of death shown on a death certificate is the date used; or
 - l) The discovery that the land was classified in error through no fault of the owner.

Exhibit "A"

Lot 2 of the HOFFMAN SHORT PLAT, recorded in Book "3" of Short Plats, page 350, records of Skamania County, Washington.

Unofficial
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