

**KING COUNTY
DEPARTMENT OF NATURAL RESOURCES AND PARKS
WATER AND LAND RESOURCES DIVISION**

**Report to the King County Hearing Examiner for Property
Enrollment in the Public Benefit Rating System (PBRs)**

July 30, 2020 – Public Hearing

APPLICANT: Ramona Tingdale

File No. E19CT036

A. GENERAL INFORMATION:

- 1. Owner: Ramona Tingdale
19828 SE 456th Way
Enumclaw, WA 98022
- 2. Property location: same as above
- 3. Zoning: A35
- 4. STR: SW-29-20-06
- 5. PBRs category requested by applicants and recommended by program staff:

Open space resources
 *Farm and agricultural conservation land
 **Historic landmark or archaeological site: eligible site
 Rural open space

NOTE: *Staff recommends credit be awarded for this PBRs category. **Award of this category is also possible but will be dependent upon specific category requirements being met (see resource category discussion under Section E beginning on page 5).

6. Parcel: 000640-0010
 Total acreage 10.63
 Requested PBRs: 9.50
 Home site/excluded area: 1.22
Recommended PBRs: 9.41*

NOTE: The portion recommended for enrollment in PBRs is the entire property less the excluded areas as measured. The attached 2017 aerial photo outlines the parcel in yellow. In the event the Assessor’s official parcel size is revised, PBRs acreage should be administratively adjusted to reflect that change.

Exhibit no.	1
Case name	Ramona Tingdale
Case number	E19CT036
Date received	7/30/2020
KING COUNTY HEARING EXAMINER	

***Recommended PBRs acreage is dependent upon the property’s qualification for the farm and agricultural conservation land category, which requires the enrolled acreage be farmed according to an approved farm management plan. Without award of this category, the property is not eligible to participate in PBRs.**

B. FACTS:

1. Zoning in the vicinity: Properties in the vicinity are zoned A35.
2. Development of the subject property and resource characteristics of open space area: The property has a residence, a modular home, a shared driveway, barn, sheds, garden, and septic drainfield. The open space portion of the property consists of pasture, barn, shavings shed, two lean-to sheds and an old dairy milk barn.
3. Site use: The property is used as a farm and residence.
4. Access: The property is accessed from SE 196th Avenue SE.
5. Appraised value for 2019 (based on Assessor’s information dated 04/17/2020):

<u>Parcel #000640-0010</u>	<u>Land</u>	<u>Improvements</u>	<u>Total</u>
Appraised value	\$358,000.00*	\$336,000.00	\$694,000.00
Tax applied	\$4,064.29	\$43,814.52	\$7,878.81

NOTE: Participation in PBRs reduces the appraised land value for the portion of the property enrolled resulting in a lower taxable value.

C. REQUIREMENTS SPECIFIED BY KING COUNTY CODE (KCC):

KCC 20.36.010 Purpose and intent.

It is in the best interest of the county to maintain, preserve, conserve and otherwise continue in existence adequate open space lands for the production of food, fiber and forest crops, and to assure the use and enjoyment of natural resources and scenic beauty for the economic and social well-being of the county and its citizens.

It is the intent of this chapter to implement RCW Chapter 84.34, as amended, by establishing procedures, rules and fees for the consideration of applications for public benefit rating system assessed valuation on "open space land" and for current use assessment on "farm and agricultural land" and "timber land" as those lands are defined in RCW 84.34.020. The provisions of RCW chapter 84.34, and the regulations adopted thereunder shall govern the matters not expressly covered in this chapter.

KCC 20.36.100 Public benefit rating system for open space land – definitions and eligibility.

- A. To be eligible for open space classification under the public benefit rating system, property must contain one or more qualifying open space resources and have at least five points as determined under this section. The department will review each application and recommend award of credit for current use of property that is the subject of the application. In making such recommendation, the department will utilize the point system described in section B. and C. below.
- B. The following open space resources are each eligible for the points indicated:
1. Public recreation area – five points
 2. Aquifer protection area – five points
 3. Buffer to public or current use classified land – three points
 4. Equestrian-pedestrian-bicycle trail linkage – thirty-five points
 5. Active trail linkage – fifteen or twenty-five points
 6. Farm and agricultural conservation land – five points
 7. Forest stewardship land – five points
 8. Historic landmark or archaeological site: buffer to a designated site – three points
 9. Historic landmark or archaeological site: designated site – five points
 10. Historic landmark or archaeological site: eligible site – three points
 11. Rural open space – five points
 12. Rural stewardship land – five points
 13. Scenic resource, viewpoint, or view corridor – five points
 14. Significant plant or ecological site – five points
 15. Significant wildlife or salmonid habitat – five points
 16. Special animal site – three points
 17. Surface water quality buffer – five points
 18. Urban open space – five points
 19. Watershed protection area – five points
- C. Property qualifying for an open space category in subsection B. of this section may receive credit for additional points as follows:
1. Resource restoration - five points
 2. Additional surface water quality buffer - three or five points
 3. Contiguous parcels under separate ownership - two points
 4. Conservation easement of historic easement – fifteen points
 5. Public access - points dependent on level of access
 - a. Unlimited public access - five points
 - b. Limited public access - sensitive areas - five points
 - c. Environmental education access – three points
 - d. Seasonal limited public access - three points
 - e. None or members only – zero points
 6. Easement and access – thirty-five points

D. 2016 COMPREHENSIVE PLAN POLICIES AND TEXT:

E-101 In addition to its regulatory authority, King County should use incentives to protect and restore the natural environment whenever practicable. Incentives shall be monitored and periodically reviewed to determine their effectiveness in terms of protecting natural resources.

NOTE: Monitoring of participating lands is the responsibility of both department PBRS staff and the landowner. This issue is addressed in the Resource Information document (page 4) and detailed below in Recommendation #B10.

E-112a The protection of lands where development would pose hazards to health, property, important ecological functions or environmental quality shall be achieved through acquisition, enhancement, incentive programs and appropriate regulations. The following critical areas are particularly susceptible and shall be protected in King County:

- a. Floodways of 100-year floodplains;
- b. Slopes with a grade of 40% or more or landslide hazards that cannot be mitigated;
- c. Wetlands and their protective buffers;
- d. Aquatic areas, including streams, lakes, marine shorelines and their protective buffers;
- e. Channel migration hazard areas;
- f. Critical Aquifer Recharge Areas;
- g. Fish and Wildlife Habitat Conservation Areas; and
- h. Volcanic hazard areas.

E-421 Terrestrial and aquatic habitats should be conserved and enhanced to protect and improve conditions for fish and wildlife.

NOTE: PBRS is an incentive program provided to encourage voluntary protection of open space resources and maintain high quality resource lands.

E-429 King County should provide incentives for private landowners who are seeking to remove invasive plants and noxious weeds and replace them with native plants, such as providing technical assistance or access to appropriate native plants.

NOTE: Participation in PBRS requires landowners address invasive plant and noxious weed control and removal within enrolled portions of a property. Replacement with native vegetation is also encouraged via the implementation of approved forest stewardship, rural stewardship or resource restoration plans.

E-443 King County should promote voluntary wildlife habitat enhancement projects by private individuals and businesses through educational, active stewardship, and

incentive programs.

E-476 King County should identify upland areas of native vegetation that connect wetlands to upland habitats and that connect upland habitats to each other. The county should seek protection of these areas through acquisition, stewardship plans, and incentive programs such as the Public Benefit Rating System and the Transfer of Development Rights Program.

E-504 King County should protect native plant communities by encouraging management and control of nonnative invasive plants, including aquatic plants. Environmentally sound methods of vegetation control should be used to control noxious weeds.

NOTE: Lands participating in PBRs provide valuable resource protection and promote the preservation or enhancement of native vegetation. Addressing nonnative vegetation (invasive plant species), through control and eradication is a PBRs requirement.

E-449 King County shall promote retention of forest cover and significant trees using a mix of regulations, incentives, and technical assistance.

R-605 Forestry and agriculture best management practices are encouraged because of their multiple benefits, including natural resource preservation and protection.

NOTE: The implementation of an approved forest stewardship, farm management or rural stewardship plan benefits natural resources, such as wildlife habitat, stream buffers and groundwater protection, as well as fosters the preservation of sustainable resources.

E. PBRs CATEGORIES REQUESTED and DEPARTMENT RECOMMENDATIONS:

Open space resources

- Farm and agricultural conservation land

In order for the property to qualify for this category and enroll in PBRs, an approved farm management plan must be implemented. The owners must work with the King Conservation District to develop a farm management plan. Credit for this category is recommended dependent upon this plan being **received by the department on or before December 31, 2020.**

- Historic landmark or archaeological site: eligible site

In order to be eligible for this category, a property must have the potential of being designated a landmark or archaeological site by a certified local government jurisdiction. Designations can include buildings, structures, districts or sites of significance in the county's historic or prehistoric heritage, such as Native American settlements, pioneer settlements, farmsteads, roads, industrial works, bridges, burial sites, prehistoric and historic archaeological sites or traditional cultural properties. King County Historic Preservation Program staff informed PBRs staff that although this property is in their

Historic Resource Inventory (HRI) (Edison Smith Barn, HRI #2568) it is not eligible at this time and therefore credit for this category cannot be recommended. However, King County Historic Preservation Program did state that the property could be re-assessed and if that **re-assessment is completed by December 31, 2020 and determines that the property is now eligible** then credit for this category should be awarded administratively.

- Rural open space

In order to be eligible for this category, a property must be located in the rural area and be enrolling at least ten acres of native vegetation. Although the property is located in the rural area, the enrolling property is pasture and does not have native vegetation. Credit for this category cannot be recommended.

NOTE: It is important to note that enrollment in the PBRS program requires the control and removal of invasive plant species. This issue is addressed in the Resource Information document (page 3) and below in Recommendation #B7.

CONCLUSIONS AND RECOMMENDATIONS

A. CONCLUSIONS:

1. Approval of the subject request would be consistent with the specific purpose and intent of KCC 20.36.010.
2. Approval of the subject request would be consistent with policy E-101 of the King County Comprehensive Plan.
3. Of the points recommended, the subject request meets the mandatory criteria of KCC 20.36.100 as indicated:

Open space resources

Farm and agricultural conservation land	5*
Historic landmark or archaeological site: eligible site	**
Rural open space	0

TOTAL 5 points

NOTE: *Without award of this category, the property would not be eligible to participate in PBRS.

**Additionally, if documentation is provided to support the property be designated as an eligible historic landmark or archaeological site: then the point total would increase to 8 and the reduction in land assessed value for the portion enrolled would remain at 50%.

PUBLIC BENEFIT RATING

For the purpose of taxation, 5 points result in 50% of assessed value and a 50% reduction in taxable value for the portion of land enrolled.

B. RECOMMENDATION:

APPROVE the request for current use taxation "Open space" classification with a Public Benefit Rating of 5 points, subject to the following requirements:

**Requirements for Property Enrolled in the
Public Benefit Rating System Current Use Taxation Program**

1. Compliance with these requirements is necessary to continue to receive the tax benefits from the King County Public Benefit Rating System (PBRs) current use taxation program for the property enrolled in the program (Property). Failure to abide by these requirements can result in removal of current use designation and subject the property owner (Owner) to the penalty, tax, and interest provisions of RCW 84.34 and assessment at true and fair value. The King County Department of Assessments (DoA) and the Water and Land Resources Division, Director's Office, Agriculture, Forestry and Incentives Unit (AFI) or its successor may re-evaluate the Property to determine whether removal of the open space designation is appropriate. Removal shall follow the process in RCW 84.34.108.
2. Revisions to these requirements may only occur upon mutual written approval of the Owner and granting authority. These conditions shall apply so long as the Property retains its open space designation. If a conservation easement acceptable to and approved by King County is granted by the Owner or the Owner's successors in interest to the Department of Natural Resources and Parks, King County or a grantee approved by King County, these requirements may be superseded by the terms of such easement, upon written approval by King County.
3. The open space classification for this Property will continue so long as it meets the open space purposes for which it was initially approved. Classification as open space will be removed upon a determination by King County that the Property no longer meets the open space purposes for which it was initially approved. A change in circumstances which diminishes the extent of public benefit from that approved by the King County Council in the open space taxation agreement will be cause for removal of the current use assessment classification. It is the Owner's responsibility to notify the DoA and the AFI Unit or its successor of a change in circumstance with regard to the Property.
4. When a portion of the open space Property is withdrawn or removed from the program, the AFI Unit or its successor and the DoA shall re-evaluate the remaining Property to

determine whether it may continue to qualify under the program. If the remaining portion meets the criteria for priority resources, it may continue under current use taxation.

5. Except as provided for in sections 6, 7, and 9 and below, no alteration of the open space land or resources shall occur without prior approval by the AFI Unit or its successor. **Any unapproved alteration may constitute a departure from an approved open space use and be deemed a change of use, and subject the Property to the additional tax, interest, and penalty provisions of RCW 84.34.080.** "Alteration" means any human-induced action that adversely impacts the existing condition of the open space Property or resources including but not limited to the following: (*Walking, horseback riding, passive recreation or actions taken in conjunction with a resource restoration plan, or other similar approved activities are permitted.*)
 - a. erecting structures;
 - b. grading;
 - c. filling;
 - d. dredging;
 - e. channelizing;
 - f. modifying land or hydrology for surface water management purposes;
 - g. cutting, pruning, limbing or topping, clearing, planting, introducing, relocating or removing vegetation, however, selective cutting may be permitted for firewood;
 - h. applying herbicides or pesticides or any hazardous or toxic substance;
 - i. discharging pollutants excepting stormwater;
 - j. paving, construction, application of gravel;
 - k. storing of equipment, household supplies, play equipment, or compost;
 - l. engaging in any other activity that adversely impacts the existing vegetation, hydrology, wildlife, wildlife habitat, or other open space resources.
6. Notwithstanding the provisions of Section 5 trees posing a hazard to structures or major roads may be removed. Any trees removed must be replaced.
7. If an area of the Property becomes or has become infested with noxious weeds, the Owner may be required to submit a control and enhancement plan to the AFI Unit or its successor in order to remove such weeds. If an area of the Property becomes or has become invaded by non-native species, the Owner may be required to submit, or may voluntarily submit, an enhancement plan to the AFI Unit or its successor, in order to replace such species with native species or other appropriate vegetation.
8. There shall be no motorized vehicle driving or parking allowed on the open space Property, except for areas of the Property being used as farm and agricultural conservation land.
9. For land designated as farm and agricultural conservation land, activities that are consistent with farm or agriculture uses and that are consistent with the approved farm

management plan shall be permitted as long as those activities do not cause a significant adverse impact to the resource values of other awarded categories.

10. An owner of property receiving credit for farm and agricultural conservation land, forest stewardship land, or rural stewardship land, all of which require a stewardship or management plan, must annually provide a monitoring report that describes progress of implementing the plan. The owner must submit this report, which must include a brief description of activities taken to implement the plan and photographs from established points on the property, to the department by email or by other mutually agreed upon method. An environmental consultant need not prepare this report.
11. Changes of use, building and site alterations, or changes to vegetation on historic resource properties must be compatible with the features of significance identified in the landmark designation report and are subject to prior approval by the County's Historic Preservation Officer. Such approved changes and activities shall not be deemed to violate sections contained in the recommended conditions, and may include construction and vegetation management necessary for preservation, restoration or approved adaptive reuse of historic buildings, structures, landscapes or sites. Features of significance identified in the landmark designation report for historic properties shall be maintained in a condition equivalent to or better than that existing at the time of designation.
12. Enrollment in PBRs does not exempt the Owner from obtaining any required permit or approval for activity or use on the Property.

TRANSMITTED to the parties listed hereafter:

Office of the King County Hearing Examiner
Ramona Tingdale, applicant
Debra Clark, King County Department of Assessments
Todd Scott, King County Historic Preservation Architect
Carrie King, King Conservation District



0006400010

1.22 acres

2019 aerial photo

IMAGE_Ortho2019KCNAT



Water and Land Resources Division

Department of Natural Resources and Parks
King Street Center
201 South Jackson Street, Suite 600
Seattle, WA 98104-3855
206-477-4800 Fax 206-296-0192 TTY Relay: 711

June 18, 2020

King County Councilmembers
Room 120
C O U R T H O U S E

ATTN.: Melani Pedroza, Clerk of the Council

RE: Hearing Examiner Legal Notice for Public Hearing Scheduled July 30, 2020

Dear Councilmembers:

Attached are the legal notice and proposed ordinances for the above noted public hearing. Please provide ten (10) days notice as required by King County Code (K.C.C. 20.36.060).

Sincerely,

Megan Kim, Project Program Manager
PBRS and Timber Land Programs

PUBLICATIONS TO BE NOTIFIED:

- E19CT019 - (6)
- E19CT029 - (4E)
- E19CT034 - (6)
- E19CT035 - (6)
- E19CT036 - (4E)
- E20CT001 - (4M)

DATES OF PUBLICATIONS:

- (4E) Enumclaw Courier Herald – 07/15/20
- (4M) Snoqualmie Valley Record – 07/17/20
- (6) Voice of the Valley – 07/14/20

Attachments

Exhibit no.	3
Case name	Ramona Tingdale
Case number	E19CT036
Date received	7/30/2020
KING COUNTY HEARING EXAMINER	

NOTICE IS HEREBY GIVEN that the Hearing Examiner (hearingexaminer@kingcounty.gov; 206-477-0860) for the King County Council will meet telephonically, please call **1 + (206) 263-8114**, Conference ID: **5804817#** on Thursday, July 30, 2020, at 1:30 pm or as soon thereafter as possible. If any party has a concern with proceeding by phone or needs some special accommodation, let our office know by **July 27, 2020**. This public hearing is to consider applications for classification and real property assessment under Current Use Assessment Statute RCW 84.34, all listed hereafter;

1:30 p.m. or as soon thereafter as possible.

E19CT019 – Joshua Cowart for property located at 19414 257th Avenue SE, Maple Valley, WA 98038 STR: NE-02-22-07; SIZE: 9.26 acres; REQUEST: Public Benefit Rating System; Tax #022206-9110 and #022206-9062.

E19CT029 – Michael and Jenny Binetti for property located at 25207 SE 416th Street, Enumclaw, WA 98022; STR: NE-14-20-06; SIZE: 18.94 acres; REQUEST: Public Benefit Rating System; Tax #142006-9036 and #142006-9129.

E19CT034 – Steve and Sarah Sutcliffe for property located at 28616 SE 204th Street, Maple Valley, WA 98038; STR: SE 06-22-07; SIZE: 6.73 acres; REQUEST: Public Benefit Rating System; Tax #062207-9046 and #062207-9095.

E19CT035 – Lynn Howland for property located at 24649 SE 184th Street, Maple Valley, WA 98038; STR: SW-35-23-06; SIZE: 7.51 acres; REQUEST: Public Benefit Rating System; Tax #352306-9134.

E19CT036 – Ramona Tingdale for property located at 19828 SE 456th Way, Enumclaw, WA 98022; STR: SW-29-20-06; SIZE: 10.63 acres; REQUEST: Public Benefit Rating System; Tax #0006400010.

E20CT001 – Katie and Charles Tupper for property located at 44932 SE Mount Si Road, North Bend, WA 98045; STR: NE-14-23-08; SIZE: 11.16 acres; REQUEST: Public Benefit Rating System; Tax #142308-9001

Details are available from the King County Department of Natural Resources and Parks, Rural and Regional Services Section, 201 South Jackson Street, Suite 600, Seattle, WA 98104; Phone (206) 477-4788.

Dated at Seattle, Washington, This 14th Day of July 2020.

Melani Pedroza
Clerk of the Council
Metropolitan King County Council
King County, Washington

..title

AN ORDINANCE approving an application for current use assessment for either public benefit rating system or timber land, or both, submitted by Ramona Tingdale for property located at 19828 SE 456th Way, Enumclaw, WA 98022; designated department of natural resources and parks, water and land resources division file no. E19CT036.

..body

Legend

- 2019 Applicant
- Other 2019 Applicants

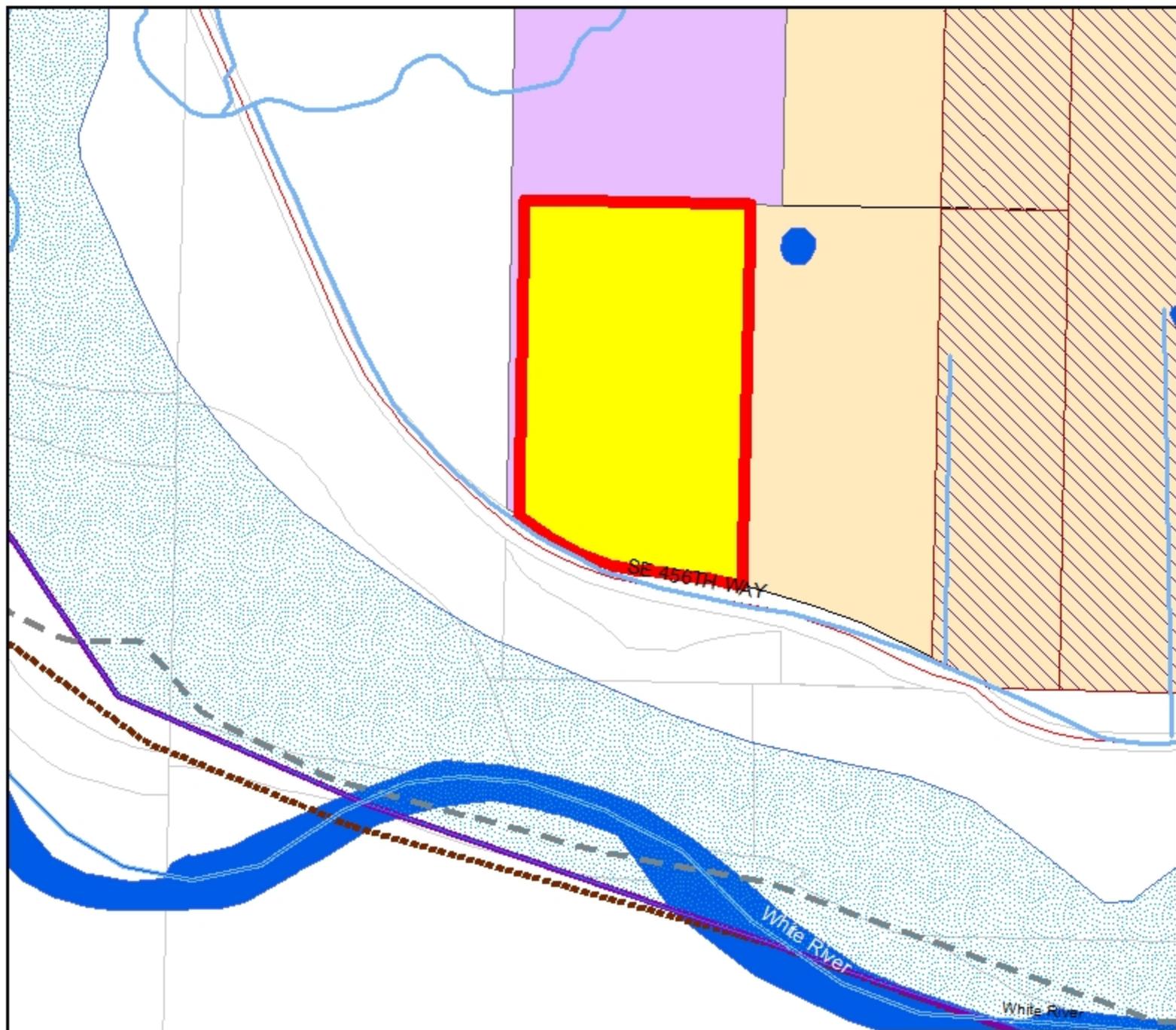
Current Use Programs

- PBR S
- PBR S and Timberland
- Timberland
- Forestland
- Farm and Agriculture

Aquifer Recharge

- CARA 1
- CARA 2
- CARA 3
- Wetlands
- Rivers and Lakes
- Streams
- Public Land
- Farmland Preservation Program
- Wildlife Habitat Network
- King County Parcels
- Current KC Urban Growth Area
- Cities
- Street
- County Boundary

0 65 130 260 390 520 Feet



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

King County
 Department of
 Natural Resources and Parks
 Water and Land Resources Division

July 21, 2020

PBR S Applicant

Tingdale Property

Exhibit no.	4
Case name	Ramona Tingdale
Case number	E19CT036
Date received	7/30/2020
KING COUNTY HEARING EXAMINER	

File E19CT036



Aerial Photo: 2019

File E19CT036
EXHIBIT 4

PBRs Applicant
Tingdale Property

 E19CT036

 Parcels

0 135 270 540 810 1080 feet

King County
Department of
Natural Resources and Parks
Water and Land Resources Division
July 21, 2020

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PUBLIC BENEFIT RATING SYSTEM

Application

**Open Space Land Classification For Property Within King County, Washington
In Accordance With RCW 84.34 and K.C.C. 20.36**

Original Application AND 4 Copies of All Documents Must Be Submitted To:
King County Water and Land Resources Division, Rural and Regional Services Section
201 South Jackson Street, Suite 600, Seattle, WA 98104-3855

1. NAME of APPLICANT: Ramona Tingdale

Day Phone: 253-405 Evening Phone: ²⁵³405-4741 Email: docramona@yahoo.com

2. MAILING ADDRESS of APPLICANT: 19828 SE 456 Way
Enumclaw WA 98022

3. PROPERTY ADDRESS: 19828 SE 456 Way
Enumclaw WA 98022

Is the property located in an incorporated city? Yes _____ City: _____ No
From what road is the property accessed? 196 Ave SE

4. PROPERTY HISTORY: Is the property presently participating in a current use assessment program (RCW 84.34 or RCW 84.33)? Yes _____ No

5. APPLICANT'S INTEREST in PROPERTY: Owner Yes No _____
Purchasing through contract Yes _____ No _____
Other _____ Explain _____

6. PARCEL NUMBER and ACREAGE:

<u>Tax Assessor Parcel #</u>	<u>Total Acres in Parcel</u>	<u>Acres Requested for PBRS</u>
a. <u>0006400010</u>	<u>10.5</u>	<u>9.5</u>
b. _____	_____	_____
c. _____	_____	_____
TOTAL	_____	_____

County use only:

Date Received 1/2/20BB

E19CT036

File NO. _____

Exhibit no.	5
Case name	Ramona Tingdale
Case number	E19CT036
Date received	7/30/2020
KING COUNTY HEARING EXAMINER	

AFFIRMATION

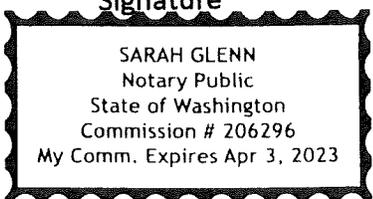
As owner(s) of the land described above, I hereby indicate by my signature that I am aware of the potential tax liability involved when the land ceases to be classified under the provisions of Chapter 84.34 RCW. I also declare under the penalties for false swearing that this application and any accompanying documents have been examined by me and to the best of my knowledge it is a true, correct, and complete statement.

The agreement to tax according to use of the property is not a contract and can be annulled or canceled at any time by the Legislature (RCW 84.34.070).

Ramona Tingdale Ramona Tingdale
Print Name Signature

Print Name Signature

State of Washington
County of Pierce



Subscribed and affirmed to before me this 31st day of December, 2019

[Signature] 4-3-23
Notary's Signature My Appointment Expires

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 "Open Space Land" and the amount of property tax otherwise due and payable for the last seven 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.

I. GENERAL

- A. Describe all present and proposed uses within the PBRs area (participating area). Uses might include enjoyment of paths/trails, bird watching, forestry, farm activities or simply staying out of the open space. Please attach additional sheets, if necessary.

The farm is currently used for a horse facility. The horses live in the barn & small paddocks during the wet season. They can go out on pasture as the field dries up & after hay is baled.

- B. Describe all existing improvements on the property (excluded area). This would include home, driveway, road, drainage system, well, yard, landscaping, garden and other personal-use areas. Please attach additional sheets if necessary.

There is a main home & modular home with a shared driveway. A charcoal shed for storage of farm & two lean to sheds for the animals. There is a yard with fruit trees. An easement is on the far west of the property.

- C. Describe all potential or planned improvements and where they might be located on the property. Excluding an area now that might be later developed, such as a future home site, should be considered, but is not required. Please attach additional sheets if necessary.

We do not intend to change the property.

- D. Is the land subject to lease or other agreements (such as CCR's, utility, natural or native growth protection, conservation, trail, or road easement) that may limit the property's use or development?

Yes _____ No

If "yes", then what type of lease/agreement/easement is it? _____

Please attach copies of all leases, options, easements or any other such agreements.

- (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 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 disallows 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 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).
 - (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 fee interest or a conservation easement for the riparian open space program 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 designated forest land under chapter 84.33 RCW, or classified under this chapter 84.34 RCW continuously since 1993. The date of death shown on a death certificate is the date used.
 - (l) The discovery that the land was classified in error through no fault of the owner.

II. RESOURCE INVENTORY/PBRS Categories

Property may receive points as indicated for an open space resource or bonus category listed below. On page A-7, please provide justification for each category requested (refer to the *Public Benefit Rating System Resource Information* document found at _____).

Open Space Resources

- _____ 1. Public recreation area - 5 points
- _____ 2. Aquifer protection area - 5 points
- _____ 3. Buffer to public or current use classified land - 3 points
- _____ 4. Equestrian-pedestrian-bicycle trail linkage - 35 points
- _____ 5. Active trail linkage - 15 or 25 points
- ✓ _____ 6. Farm and agricultural conservation land - 5 points
- _____ 7. Forest stewardship land - 5 points
- _____ 8. Historic landmark or archaeological site: buffer to a designated site - 3 points
- _____ 9. Historic landmark or archaeological site: designated site - 5 points
- ✓ _____ 10. Historic landmark or archaeological site: eligible site - 3 points
- ✓ _____ 11. Rural open space - 5 points
- _____ 12. Rural stewardship land - 5 points
- _____ 13. Scenic resource, viewpoint or view corridor - 5 points
- _____ 14. Significant plant or ecological site - 5 points
- _____ 15. Significant wildlife or salmonid habitat - 5 points
- _____ 16. Special animal site - 3 points
- _____ 17. Surface water quality buffer - 5 points
- _____ 18. Urban open space - 5 points
- _____ 19. Watershed protection area - 5 points

_____ = total open space resource points

Bonus Categories

- _____ 1. Resource restoration - 5 points
- _____ 2. Additional surface water quality buffer - 3 or 5 points
- _____ 3. Contiguous parcels under separate ownership – minimal 2 points
- _____ 4. Conservation easement or historic easement - 15 points
- _____ 5. Public access – points depend on type and frequency of access allowed
 - _____ *Unlimited public access - 5 points*
 - _____ *Limited public access because of resource sensitivity - 5 points*
 - _____ *Environmental education access - 3 points*
 - _____ *Seasonally limited public access - 3 points*
 - _____ *None or members only - 0 points*
- _____ 6. Easement and access - 35 points

_____ = total bonus category points

13 = Total of open space resource and bonus category points results in a Public Benefit Rating (see valuation schedule on page A-6)

If public access points are requested, please list the user group(s) presently allowed access to the property. For what purpose does the public use the property? Please attach documentation that supports this type of use, such as letters from user groups. **For a property to be eligible, the owner must demonstrate that the property is open to public access and is used by the public.**

N/A

If proposing public access, describe how the land can be reached. Are there private or public roads to the site? Are there any restrictions, such as an easement or physical barriers, which would inhibit public access? Are there any specific restrictions you think are necessary, such as hours, seasons, activities?

N/A

III. Estimate of Percentage Reduction (for your information only)

Please remember county/city staff will review your application and an approval/decision will be made by the granting authority. When estimating the actual effect on your property's valuation and your tax bill, please remember your assessment as open-space/current use land will be calculated **only on the land value of the portion of the property enrolled.** *The property will still be assessed at "highest and best use" rates for the residence/improvements and for other non-enrolled open-space land.*

13 Open space resource points
 _____ Bonus category points

 = Total of points, resulting in a Public Benefit Rating

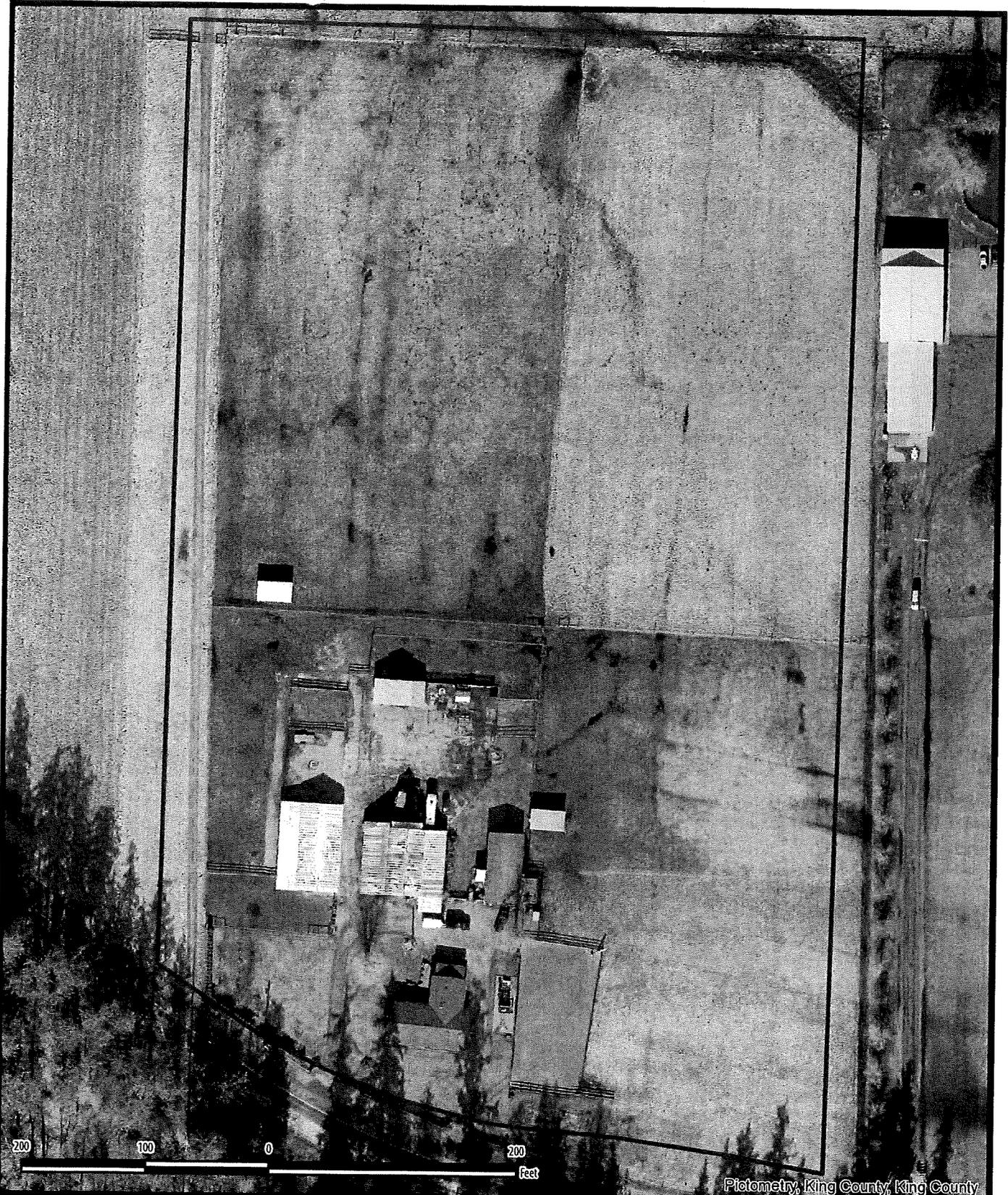
VALUATION SCHEDULE

<u>Public Benefit Rating</u>	<u>Assessed Value Reduction</u>	<u>Current Use Value</u>
0 - 4 points	0 %	100 % of Market Value
5 - 10 points	50 %	50 % of Market Value
11 - 15 points	60 %	40 % of Market Value
16 - 20 points	70 %	30 % of Market Value
21 - 34 points	80 %	20 % of Market Value
35 - 52 points	90 %	10 % of Market Value

IV. RESOURCE CATEGORY JUSTIFICATION

In the space provided, please explain why credit should be awarded for each category marked on page A-5. If additional space is needed, please use a separate sheet of paper and attach it to back of the application.

The property is a dairy farm circa 1900. The main milk barn is historic as it is in its original condition. The open space is approximately 9 acres. It is used for a horse farm currently and in my case will remain so. It will be open space for the animals to graze and at the height of summer hay can be harvested from this farm.



Landowner Name: Richard Baum	Map Type: 2017 Aerial	Directional: SE
Address: 19828 SE 456th Way Enumclaw, WA 98022	KCD Staff Name: Megan Weldon	Section: 00
Acres: 10.6	Map Date: May 21, 2019	Township: 06
Parcel #(s): #####, #####		Range: 40



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DISCLAIMER: While every precaution was taken in preparing this map, the publisher disclaims any warranty of fitness or accuracy of the data. The map is approximate in nature, based on compilation of data from multiple sources, and should not be relied upon or referenced in legal documents, including property deeds, title reports, and contract documents, nor substituted for a appropriate survey and/or engineering analysis. The user of the map acknowledges its limitations, assumes all responsibility for its use, and agrees to hold the publisher harmless for any damages that may result from the use of this map. This map is subject to change without notice.

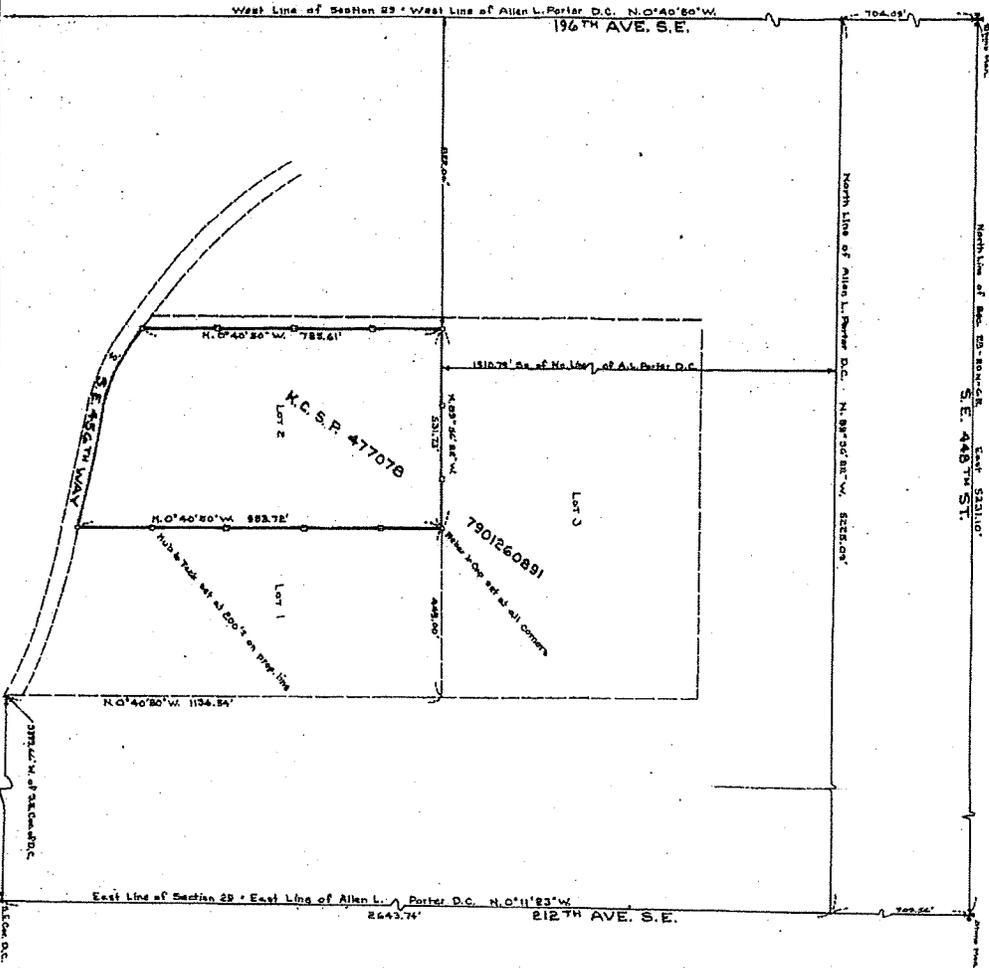
Document Path: \\KStaff\Hrganal\Forms\Plans\Map\1 - Site Visit Template.mxd



1:1,331

RECORD OF SURVEY
ALLEN L PORTER D. C. SECTION 29, TWP. 20 N., R. 6 E.W.M.
KING COUNTY, WASHINGTON

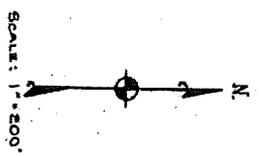
8206237900 /
32/210



LEGAL DESCRIPTION

That portion of the Allen L. Porter Donation Land Claim No. 37, in Section 29, Twp. 20 N., R. 6 E.W.M., King County, Washington, described as follows:

Beginning on the South line of said claim, at a point which is 339.62 feet West of the Southeast corner thereof; Thence North 1125.00 feet, more or less, to a point on a line which is parallel with and 1516.89 feet South of the North line of said claim; Thence West parallel with the North line of said claim 443.00 feet to the True Point of Beginning; Thence Continuing West on a line parallel with said North line 519.00 feet, more or less, to a point on a line which is parallel with and 822.00 feet East of the West line of said claim; Thence South, parallel with said West line 76.0 feet, more or less, to the Northern margin of S.E. 456th Way; Thence Southeasterly along said margin to a point being South of the True Point of Beginning; Thence North, parallel with said West line, 910 feet, more or less, to the True Point of Beginning.



C. K. BROKKE & ASSOC.
 SURVEYING - PLANNING - PROJECT MANAGEMENT

ORDERED FOR: Virginia, Woman
 C.K. BROKKE & ASSOC.
 1905 1st Ave. S.E.
 Renton, WA 98058

DATE: 11/15/00

BY: C. K. BROKKE & ASSOC.

PROJECT: 2001 324-210



SURVEYOR'S CERTIFICATE

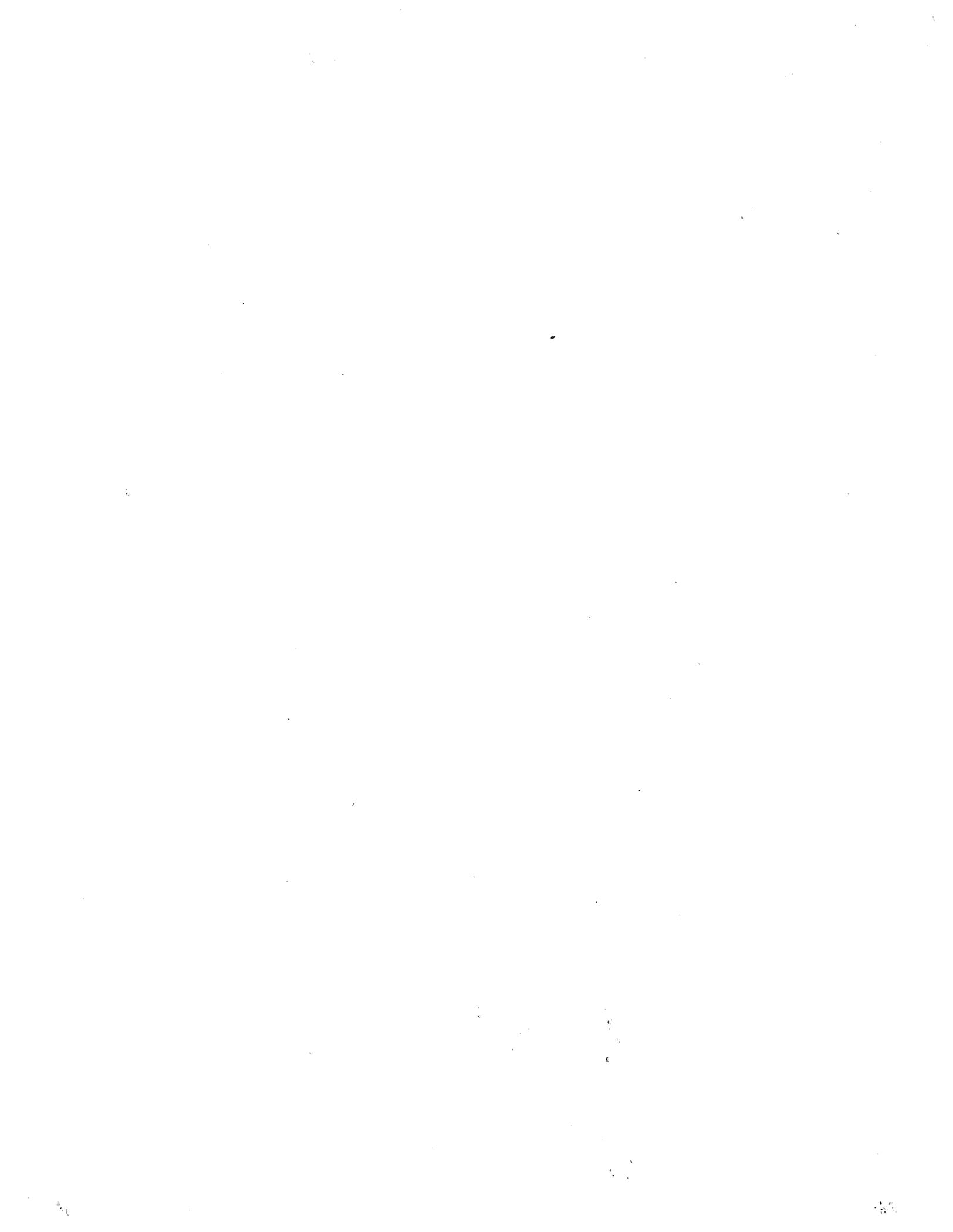
I, the undersigned, registered as a surveyor in the State of Washington, and I am the duly authorized and duly licensed Surveyor of the above described land, and I hereby certify that the foregoing is a true and correct copy of the original survey records on file in my office.

Witness my hand and seal this 15th day of November, 2000.

C. K. BROKKE & ASSOC.

RECORDED'S CERTIFICATE

This map was filed for record in the office of the King County Auditor on this 15th day of November, 2000, at the request of C. K. BROKKE & ASSOC.



ADVERTISEMENT

Parcel	000640-0010	Jurisdiction	KING COUNTY
Name	THIGDALE RAMONA R	Levy Code	3550
Site Address	15626 SE 450TH WAY 98022	Property Type	R
Residential Area	040-001 (SE Appraisal District)	Plat Block / Building Number	
Property Name		Plat Lot / Unit Number	POB
		Quarter-Section-Township- Range	SW-2E-20-6

PARCEL DATA

Parcel	000640-0010	Jurisdiction	KING COUNTY
Name	THIGDALE RAMONA R	Levy Code	3550
Site Address	15626 SE 450TH WAY 98022	Property Type	R
Residential Area	040-001 (SE Appraisal District)	Plat Block / Building Number	
Property Name		Plat Lot / Unit Number	POB
		Quarter-Section-Township- Range	SW-2E-20-6

Legal Description

PORTER A.L.D.C.#37 PP ACT 47304002 MOBILE HOME LOT 2 OF KCSP HO 477078 REC #7901260991 SD SF DAF POR PORTER DC #37 IN SEC 20-20-08 BEG ON S LN SD DC 2399.56 FT W OF SE COR TH OF TH N 1646 FT ML TAP 810.95 FT S OF N LN SD DC TH W PLW SD N LN 968.58 FT TAP 792 FT E OF W LN SD DC TH S PLW SD W LN 1250 FT ML TAP 100 FT N OF TOP OF BLUFF OF N BANK OF WHITE RIVER TH SELY ALG A LN PLW 3.100 FT N OF SD RIVER BANK TAP 1452 FT E OF W LN SD DC TH S PLW SD W LN TAP ON S LN OF SD DC WCH IS 10 FT ABOVE HIGH WATER MARK OF SD WHITE RIVER TH E TO BEG LESS CO RD LESS CO RD
Plat Block:
Plat Lot: POR

PARCEL DATA

Highest & Best Use As if Vacant	SINGLE FAMILY	Percentage Unusable	
Highest & Best Use As Improved	PRESENT USE	Unbuildable	NO
Present Use	Single Family,Res Use/Zone)	Restrictive Size Shape	NO
Land SqFt	403,043	Zoning	A35
Acres	10.63	Water	PRIVATE
		Sewer/Septic	PRIVATE
		Road Access	PUBLIC
		Parking	ADEQUATE
		Street Surface	PAVED

ADVERTISEMENT

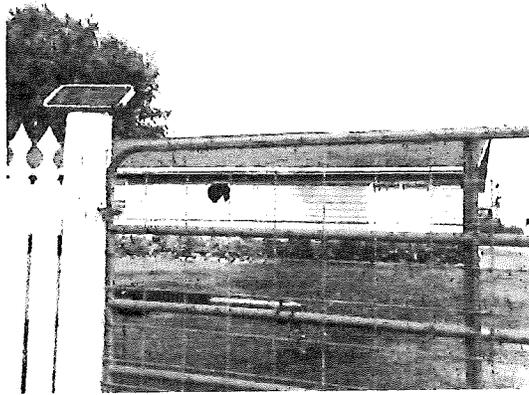
Views		Waterfront	
Rainier	AVERAGE	Waterfront Location	
Territorial		Waterfront Footage	0
Olympics		Lot Depth Factor	0
Cascades	GOOD	Waterfront Bank	
Seattle Skyline		Tide/Shore	
Puget Sound		Waterfront Restricted Access	
Lake Washington		Waterfront Access Rights	NO
Lake Sammamish		Poor Quality	NO
Lake/River/Creek		Proximity Influence	NO
Other View			

Designations		Nuisances	
Historic Site		Topography	
Current Use	(none)	Traffic Noise	
Nbr Bidg Sites		Airport Noise	
Adjacent to Golf Fairway	NO	Power Lines	NO
Adjacent to Greenbelt	NO	Other Nuisances	NO
Other Designation	NO		
Deed Restrictions	NO	Problems	
Development Rights Purchased	NO	Water Problems	NO
Easements	NO	Transportation Concurrence	NO
Native Growth Protection Easement	NO	Other Problems	NO
DNR Lease	NO	Environmental	
		Environmental	NO

PARCEL DATA

Building Number
 Year Built 1990
 Year Renovated 1995
 Stories 1
 Living Units 1
 Grade 1 Average
 Grade Variat 0
 Condition Average
 Easement Grade
 1st Floor 2,350
 1/2 Floor 0
 2nd Floor 0
 Upper Floor 0
 Finished Basement 0
 Total Finished Area 2,350
 Total Basement 0
 Basement Garage 0
 Unfinished 1/2 0
 Unfinished Full 0
 AGLA 2,350
 Attached Garage 0
 Bedrooms 3
 Full Baths 1
 3/4 Baths 1
 1/2 Baths 0
 Heat Source Gas
 Heat System Forced Air
 Deck Area SqFt 000
 Open Porch SqFt 00
 Enclosed Porch SqFt 0
 Brick/Stone 0
 Fireplace Single Story 0
 Fireplace Multi Story 0
 Fireplace Free Standing 0
 Fireplace Additional 0
 AddnlCost 0
 Obsolescence 0
 Net Condition 0
 Percentage Complete 0
 Daylight Basement
 View Utilization

Picture of Building 1



Floor plan of Building 1



Accessory Of Building Number: 1

Accessory Type	Picture	Description	SqFt	Grade	Est Year	%	Value	Date Valued
MISC BWP		Daylight Basement	350		1990		13000	10/31/2015
MISC BWP		non-sidewalk parking					22000	10/31/2015
MISC BWP		Shed	100		2010		21000	10/31/2015
MISC BWP		shower					500	10/31/2015
Resd		1904 Pkwy 1477 Double-Wide	2350	1 Average				

TAX HISTORY HISTORY

Account	Valued Year	Tax Year	Omit Year	Levy Code	Appraised Land Value (\$)	Appraised Imps. Value (\$)	Appraised Total Value (\$)	New Dollars (\$)	Taxable Land Value (\$)	Taxable Imps. Value (\$)	Taxable Total Value (\$)	Tax Value Reason
000610001001	2011	2011		3070	199,000	176,000	375,000	0	251,000	224,000	475,000	
000610001003	2012	2012		3070	200,000	177,000	377,000	0	253,000	225,000	478,000	
000610001004	2013	2013		3550	185,000	242,000	427,000	0	250,000	345,000	595,000	
000610001004	2014	2014		3550	195,000	221,000	416,000	0	241,000	240,000	481,000	FS
000610001004	2015	2015		3550	197,000	229,000	426,000	0	243,000	249,000	492,000	
000610001004	2016	2016		3550	201,000	227,000	428,000	0	245,000	247,000	492,000	
000610001004	2017	2017		3550	205,000	214,000	419,000	0	247,500	214,000	461,500	CU

000640001004	2011	2012	3550	234,000	200,000	430,000	0	108,645	235,000	314,848	CU
000640001004	2010	2011	3550	261,000	256,000	517,000	0	117,614	256,000	373,614	CU
000640001004	2009	2010	3550	282,000	248,000	500,000	0	114,075	248,000	362,075	CU
000640001004	2008	2009	3550	260,000	334,000	614,000	0	78,175	334,000	412,175	CU
000640001004	2007	2008	3550	280,000	347,000	607,000	0	73,519	347,000	410,519	CU
000640001004	2006	2007	3550	217,000	232,000	439,000	0	56,074	222,000	278,074	CU
000640001004	2005	2006	3550	193,000	222,000	420,000	0	56,074	222,000	278,074	CU
000640001004	2004	2005	3550	189,000	222,000	411,000	0	56,074	222,000	278,074	CU
000640001004	2003	2004	3550	176,000	209,000	385,000	0	176,000	209,000	385,000	
000640001004	2002	2003	3550	168,000	226,000	394,000	0	108,000	236,000	394,000	
000640001004	2001	2002	3550	160,000	212,000	372,000	0	160,000	212,000	372,000	
000640001004	2000	2001	3550	147,000	150,000	297,000	0	147,000	150,000	297,000	
000640001004	1999	2000	3550	147,000	152,000	299,000	0	147,000	152,000	299,000	
000640001004	1998	1999	3550	147,000	109,000	258,000	0	147,000	109,000	258,000	
000640001004	1997	1998	3550	0	0	0	0	131,500	125,000	256,500	
000640001004	1996	1997	3550	0	0	0	0	131,500	125,000	256,500	
000640001004	1994	1995	3550	0	0	0	0	108,700	100,500	209,200	
000640001004	1992	1993	3550	0	0	0	0	108,700	100,500	209,200	
000640001004	1990	1991	3550	0	0	0	0	84,000	78,100	163,100	
000640001004	1988	1989	3550	0	0	0	0	75,600	47,800	123,400	
000640001004	1986	1987	3550	0	0	0	0	70,500	44,300	114,800	
000640001004	1985	1986	3550	0	0	0	0	92,300	44,400	136,700	
000640001004	1984	1985	3550	0	0	0	0	43,100	44,400	87,500	
000640001004	1982	1983	3550	0	0	0	0	43,100	44,400	87,500	

SALES HISTORY

Excise Number	Recording Number	Document Date	Sale Price	Seller Name	Buyer Name	Instrument	Sale Reason
2944795	20180731000575	6/9/2018	\$530,000.00	HOWARD SHEILAR	TINGDALE RAMONA RAE	Statutory Warranty Deed	Other
1636217	199809012393	9/27/1998	\$235,000.00	ABSOLAR JAMES F LORI A	HOWATT THOMAS MA SHEILAR	Statutory Warranty Deed	None

REVIEW HISTORY

Tax Year	Review Number	Review Type	Appealed Value	Hearing Date	Settlement Value	Decision	Status
2006	RT5608	Review Characteristics	50	1/1/2000	50		Completed
2004	0304250	Local Appeal	3411,000	1/1/2000	3395,000	REVISE	Completed
1999	983059	Review - Destruct	50	1/1/2000	50		Completed
1997	9604295	Local Appeal	3265,000	1/1/2000	3256,000	REVISE ASSESSOR RECOMMENDED	Completed

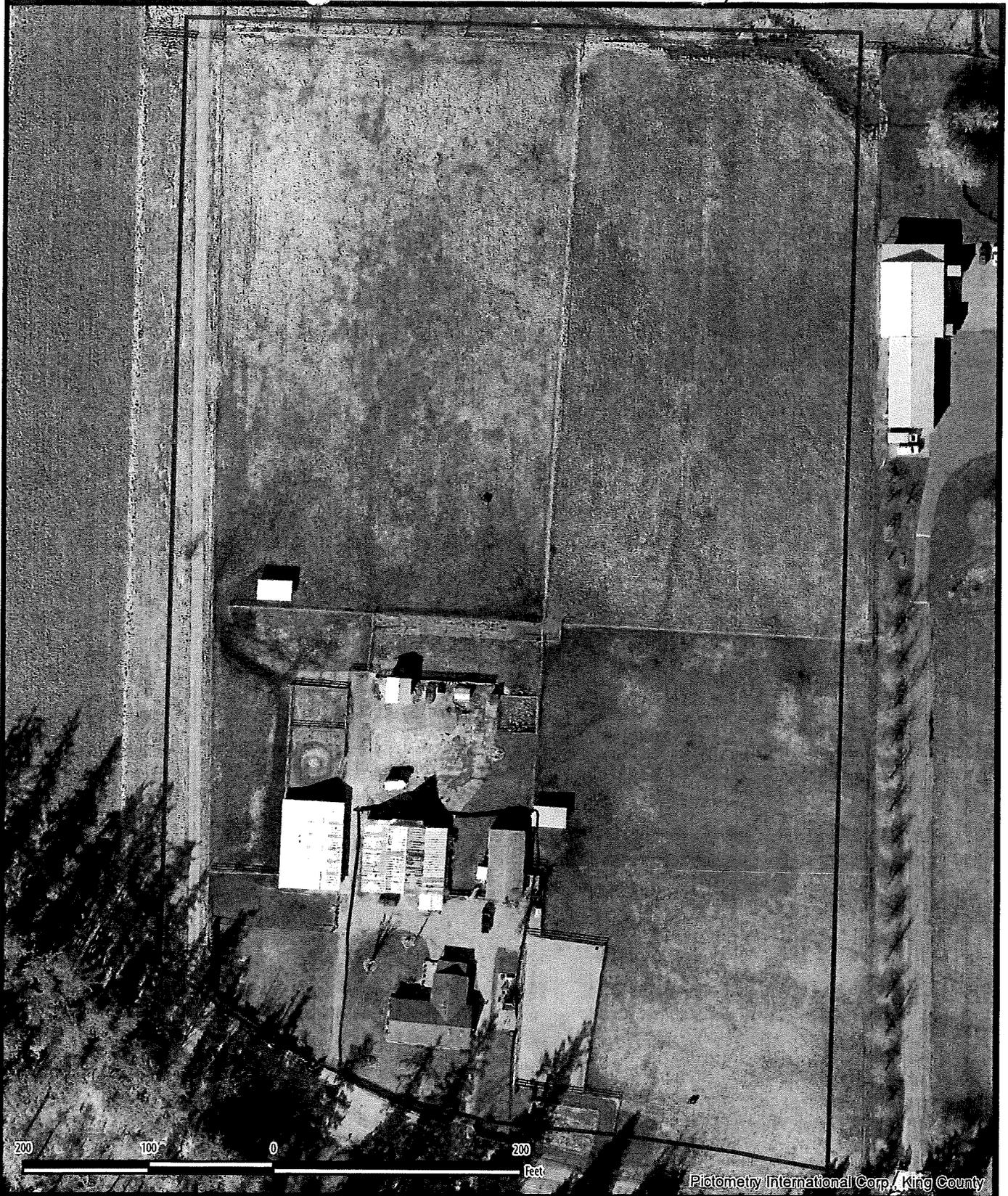
PERMIT HISTORY

Permit Number	Permit Description	Type	Issue Date	Permit Value	Issuing Jurisdiction	Reviewed Date
NO PERMIT	M.H. moved to this property, for the 2001 Roll. Please verify & let me know if M.H. is here. I also need to know what value to add for 2001. M.H. transferred from 172006-9138 (JBELL) 4/25/2001	Move	4/2/2000	529,438	KING COUNTY	8/21/2001

HOME IMPROVEMENT EXEMPTION

--	--	--	--	--	--	--

I used black pen to enclose the yard, house & mobile



Landowner Name: Richard Baum	Map Type: 2015 Aerial	Directional: SE
Address: 19828 SE 456th Way Enumclaw, WA 98022	KCD Staff Name: Megan Weldon	Section: 00
Acres: 10.6	Map Date: May 21, 2019	Township: 06
Parcel #(s): #####, #####		Range: 40

