

Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-61A)

Only for sales in a single location code on or after January 1, 2023.
This affidavit will not be accepted unless all areas on all pages are fully and accurately completed.
This form is your receipt when stamped by cashier. Please type or print.

☐ Check box if partial sale; indicate % sold.

List percentage of ownership acquired next to each name.

1 Seller/Grantor

Name Estate of Evelyn G. Reece, deceased

Judith E. Nixoll

Mailing address 12899 W. Grenadier Drive

City/state/zip Boise ID 83713

Phone (including area code) _____

2 Buyer/Grantee

Name Beier Properties, LLC

Mailing address 903 D Street, Suite 1002

City/state/zip Lewiston, ID 83501

Phone (including area code) _____

3 Send all property tax correspondence to: ☒ Same as Buyer/Grantee

Name Beier Properties, LLC

Mailing address _____

City/state/zip _____

List all real and personal property tax parcel account numbers

10030801000010000

10030801000020000

Personal property?

☐

☐

☐

Assessed value(s)

195,700.00

143,700.00

4 Street address of property 1103, 1105, & 1111 7th Street, Clarkston, WA 99403

This property is located in Asotin Clarkston (for unincorporated locations please select your county) ☒ X

☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.
Legal description of property (If you need more space, attach a separate sheet to each page of the affidavit).

-See attached 'Exhibit A'.

5 Land use code 11 Household, single family units

Enter any additional codes _____

(see back of last page for instructions)

Was the seller receiving a property tax exemption or deferral under RCW 84.36, 84.37, or 84.38 (nonprofit org., senior citizen or disabled person, homeowner with limited income)? ☐ Yes ☒ No

Is this property predominately used for timber (as classified under RCW 84.34 and 84.33) or a griculture (as classified under RCW 84.34.020) and will continue in its current use? If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator (see instructions). ☐ Yes ☒ No.

6 Is this property designated as forest land per RCW 84.33? ☐ Yes ☒ No

Is this property classified as current use (open space, farm and agricultural, or timber) land per RCW 84.34? ☐ Yes ☒ No

Is this property receiving special valuation as historical property per RCW 84.26? ☐ Yes ☒ No

If any answers are yes, complete as instructed below.

(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale (RCW 84.33.140 or 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.

This land: ☐ does ☒ does not qualify for continuance.

Deputy assessor signature _____

Date _____

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) doesn't wish to continue, all additional tax calculated pursuant to RCW 84.26, shall be due and payable by the seller or transferor at the time of sale.

(3) NEW OWNER(S) SIGNATURE

Signature _____

Signature _____

Print name _____

Print name _____

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT

Signature of grantor or agent Judith E. Nixoll

Name (print) Estate of Evelyn G. Reece, deceased

Date & city of signing 7/20/23 / Eagle

Signature of grantee or agent [Signature]

Name (print) Beier Properties, LLC

Date & city of signing 7/27/2023

A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX

***SEE INSTRUCTIONS**

Gross selling price	452,000.00
*Personal property (deduct)	0.00
Exemption claimed (deduct)	0.00
Taxable selling price	452,000.00
Excise tax state	4,972.00
Less than \$525,000.01 at 1.1%	0.00
From \$525,000.01 to \$1,525,000 at 1.28%	0.00
From \$1,525,000.01 to \$3,025,000 at 2.75%	0.00
Above \$3,025,000 at 3%	0.00
Agricultural and timberland at 1.28%	0.00
Total excise tax: state	4,972.00
Local	1,130.00
*Delinquent interest: state	0.00
Local	0.00
*Delinquent penalty	0.00
Subtotal	6,102.00
*State technology fee	5.00
Affidavit processing fee	0.00
Total due	6,107.00

Pay in full the amount due by this date or you will be notified by mail of the amount due and the date by which it must be paid. If you are unable to pay in full, please call 360-705-6705. Teletype _____

File No. 634318

Exhibit 'A'

PARCEL 1:

The South 3 feet of Lot 7 and the North 107 feet, and the North 2 feet of the East 57.5 feet of the South 58 feet of Lot 10 in Block 8 of South of Clarkston, according to the official plat thereof, filed in Book B of Plats at Page(s) 41, records of Asotin County, Washington. (1-003-08-010-0001-0000; 1103 & 1105 7th Street).

PARCEL 2:

Lot 10, EXCEPT the North 107 feet and the North 2 feet of the East 57.5 feet of the South 58 feet thereof, in Block 8 of South of Clarkston, according to the official plat thereof, filed in Book B of Plats at Page(s) 41, records of Asotin County, Washington. (1-003-08-010-0002-0000; 1111 7th Street).

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