

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

Only for sales in a single location code on or after April 1, 2025.  
This affidavit will not be accepted unless all areas on all pages are fully completed.  
This form is your receipt when stamped by cashier. *Please type or print.*

## FORM 84 0001a

Check box if partial sale, indicate %- \_\_\_\_\_ sold.

### 1. Seller/Grantor

Name City of Spokane Valley

Mailing Address 10210 E Sprague Ave

City/State/Zip Spokane Valley WA 99206

Phone No. (including area code) (509) 720-5014

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

Name Best4216 LLC, a Washington Limited Liability Company

Mailing Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

4. Street address of property: 4216 N Best Rd, Spokane Valley, WA 99216

This property is located in SPOKANE COUNTY

Check box if any of the listed parcels are being segregated from a another parcel, are part of a boundary line adjustment or parcels being merged.

Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)

SEE ATTACHED EXHIBIT "A"

5. Select Land Use Code(s): 91

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 RCW (nonprofit org., senior citizen, or disabled person, homeowner with limited income)?  Yes  No

Is this property predominantly used for timber (as classified under No RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020) and will continue in it's current use? **If yes and the transfer involves multiple parcels with different classifications, complete the predominate use calculator**  Yes  No (see instructions)

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 chapter 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 RCW 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

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) does not wish to continue, all additional tax calculated pursuant to chapter 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 \_\_\_\_\_

List percentage of ownership acquired next to each name.

### 2. Buyer/Grantee

Name Best4216 LLC, a Washington Limited Liability Company

Mailing Address 17706 E. Galaxy Rd

City/State/Zip Greenacres WA 99016

Phone No. (including area code) \_\_\_\_\_

List all real and personal property tax parcel account numbers

Personal Property?	List assessed value(s)
<input type="checkbox"/>	<u>\$166,210.00</u>
<input type="checkbox"/>	_____
<input type="checkbox"/>	_____

45022.4817  
0146

7. List all personal property (tangible and intangible) included in selling price.

If claiming an exemption, enter exemption code and reason for exemption.

\*See dor.wa.gov/REET for exemption codes\*  
Exemption No. (sec/sub) 458-61a-205(2)

Reason for Exemption: \_\_\_\_\_

**GOVERNMENT SELLER**

Type of Document Statutory Warranty Deed

Date of Document 8-1-25

Gross selling price \$ \_\_\_\_\_

\*Personal property (deduct) \$ \_\_\_\_\_

Exemption claimed (deduct) \$ \_\_\_\_\_

Taxable selling price \$ \_\_\_\_\_

Excise Tax State

Less than \$525,000.01 at 1.1% \$ \_\_\_\_\_

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% \$ 0.00

Agricultural and timberland at 1.28% \$ \_\_\_\_\_

Total excise tax: state \$ \_\_\_\_\_

Local \$ \_\_\_\_\_

\*Delinquent interest: state \$ \_\_\_\_\_

Local \$ \_\_\_\_\_

\*Delinquent penalty \$ \_\_\_\_\_

Subtotal \$ \_\_\_\_\_

\*State technology fee \$ 5.00

Affidavit processing fee \$ 5.00

Total due \$ 10.00

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

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

Signature of grantor or agent \_\_\_\_\_

Name (print) City of Spokane Valley

Date & city of signing: 8-1-25 SPOKANE VALLEY

Signature of grantee or agent \_\_\_\_\_

Name(s) (print) Best4216 LLC, a Washington Limited Liability Company

Date & city of signing: 8-4-25 Spokane

Perjury in the second degree is a class C felony which is punishable by confinement in a state correctional institution for a maximum term of five years, or by a fine in an amount fixed by the court of not more than \$10,000.00, or by both confinement and fine (RCW 9A.72.030 and RCW 9A.20.021 (1)(c)).

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