

8103060020

Assessor's File No. 72APPLICATION FOR CLASSIFICATION AS FARM AND AGRICULTURAL LAND
FOR CURRENT USE ASSESSMENT UNDER CHAPTER 84.34 REVISED CODE OF WASHINGTON

FILE WITH COUNTY ASSESSOR

Name of applicant Ronald Gordon Nichols + 856-6757
Linda Elaine Mitchell (Sister) Phone 856-6299
 Address 2561 Minkler Road, Sedro Woolley, Wash 98284
 Property location 2561 Minkler Rd. Sedro-Woolley

1. Interest in property: ☒ Fee Owner ☐ Contract Purchaser ☐ Other (Describe) _____
 2. Assessor's parcel or account number: 153505-1-006-0009/153505-1-010-0003/153525-0-002-0005
 Legal description of land to be classified: See Attached Legal Description

3. Acreage

Total in application 20 acres Cultivated _____ Grazed 20 acresFarm woodlot _____ Is grazing land cultivated? ☐ Yes ☐ No

4. List property rented to others which is not affiliated with agricultural use and show the location on the map.

None5. Is this land subject to a lease or agreement which permits any other use than its present use? ☐ Yes ☒ No. (If yes, attach a copy of the lease or agreement)

6. Describe the present current use of each parcel of land that is the subject of this application

GRAZING + HAY

7. Describe the present improvements on this property (building, etc.)

None

8. Attach a map of the property to show an outline of the current use of each area of the property such as: Livestock (type), row crops, hay land, pasture, wasteland, woodlots, etc.

Include on the map, if available, the soil qualities and capabilities. Also indicate the location of buildings.

9. To qualify for agricultural classification, an application on land of less than 20 acres must meet certain minimum income standards (see definition of agricultural land b and c). Please supply the following or any other pertinent data to show that the land will qualify for classification.

Year	1976	1977	1978	1979	1980	Ave.
List the yield per acre for the last five (5) years (bushels, pounds, tons, etc.)	3	3	3	3	3	3
List the annual gross income per acre for the last five (5) years	\$120 ⁰⁰	\$120 ⁰⁰	\$120 ⁰⁰	\$120 ⁰⁰	\$120 ⁰⁰	\$120 ⁰⁰
If rented or leased, list the annual gross rental fee for the last five (5) years	—	—	—	—	—	—

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NOTICE: The assessor may require the owners to submit pertinent data regarding the use of the classified land, productivity of typical crops, income, etc.

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FORM REV 64 0024 (12-77)

FARM AND AGRICULTURAL LAND MEANS EITHER:

- (a) land in any contiguous ownership of twenty or more acres devoted primarily to the production of livestock or agricultural commodities for commercial purposes; or
- (b) Any parcel of land five acres or more but less than twenty acres devoted primarily to agricultural uses, which has produced a gross income from agricultural uses equivalent to one hundred dollars or more per acre per year for three of the five calendar years preceding the date of application for classification under this chapter; or
- (c) Any parcel of land of less than five acres devoted primarily to agricultural uses which has produced a gross income of one thousand dollars or more per year for three of the five calendar years preceding the date of application for classification under this chapter.

Agricultural lands shall also include any parcel of land of one to five acres, which is not contiguous, but which otherwise constitutes an integral part of farming operations being conducted on land qualifying under this section as "farm and agricultural lands."

Agricultural lands shall also include farm woodlots of less than twenty and more than five acres and the land on which appurtenances necessary to the production, preparation or sale of the agricultural products exist in conjunction with the lands producing such products.

STATEMENT OF ADDITIONAL TAX, INTEREST AND PENALTY DUE UPON REMOVAL FROM CLASSIFICATION UNDER RCW 84.34

1. Upon removal an additional tax shall be imposed which shall be due and payable to the county treasurer on or before April 30 of the following year. The amount of such additional tax shall be equal to:
- (a) The difference between the property tax paid as "Farm and Agricultural Land" and the amount of property tax otherwise due and payable for the seven years last past 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.
- (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 removal 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 the 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) Sale or transfer of land within two years after the death of the owner of at least a fifty percent interest in such land.
- (d) 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.
- (e) Official action by an agency of the State of Washington or by the county or city within which the land is located which disallows the present use of such land.
- (f) Transfer to a church and such land would qualify for property tax exemption pursuant to RCW 84.36.020.

AFFIRMATION

As owner(s) of the land described in this application, 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 RCW 84.34.

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.

Subscribed and sworn to before me this 29

day of December 1980

John H. Ward
Notary Public in and for the State of

Washington

Residing at Seaside - Woolley

OWNER(S) OR CONTRACT PURCHASER(S)

Ronald Gordon Gresham

Linda Elaine Mitchell

(See WAC 458-30-125)

FOR ASSESSORS' USE ONLY

Date application received December 30, 1982

Amount of fee collected \$ 30.00

Application was: ☒ Approved ☐ Approved in part ☐ Denied

Owner notified on 8103C60020

Auditors File Number # _____

By Theresa Hall

Date March 5, 1987

Fee returned? ☐ Yes ☐ No Date _____

Date _____

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DESCRIPTION OF PROPERTY LOCATED IN SKAGIT COUNTY.

All that portion of $W\frac{1}{2}$ of $W\frac{1}{2}$ of $NE\frac{1}{4}$ of Section 15-35N-5-E.W.M., lying N of the County road, less a tract of land 209 feet square in the NE corner thereof, and less the right of way of Puget Sound & Baker River Railway Co., and subject to an easement heretofore granted to the Puget Sound Power & Light Co., for the maintenance of a power line across said premises and adjoining and parallel to the right of way of the Puget Sound & Baker River Railway Company.

ALSO: Part of $W\frac{1}{2}$ of $W\frac{1}{2}$ of $NE\frac{1}{4}$ of Section 15-35N-5-E.W.M., described as follows:

Beginning at a point, which is S $0^{\circ}30'$ E. 1002 feet from NW corner of $NE\frac{1}{4}$ of said section; thence N 85° E 300 ft.; thence South $0^{\circ}30'$ East 776 feet more or less, to the N line of the County Road; (now state highway); thence Wly along N line of said highway 300 feet; thence Nly to point of beginning. EXCEPT right of way of Puget Sound & Baker River Railway Co.

153505-1-006-00

" 0-007-00

" 1-010-00

LESS the following described portions thereof:

That portion of the West $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Section 15, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at the intersection of the east line of said West $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ and the north line of the county road, formerly State Highway 17-A; thence North along the East line of said subdivision a distance of 280 feet; thence West 185 feet; thence south parallel to the east line of said subdivision to the north line of said County road; thence easterly along the North line of said County road right of way to the point of beginning, EXCEPT the right of way of the Puget Sound and Baker River Railway. (153505-1-006-01)

AND The North 125 feet of the West Half of the West Half of the Northeast One-Quarter of Section 15, Township 35 North, Range 5 EWM, Less the East 209 feet of said subdivision. (153505-1-006-01)

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