

8103060028

APPLICATION FOR CLASSIFICATION AS FARM AND AGRICULTURAL LAND FOR CURRENT USE ASSESSMENT UNDER CHAPTER 84.34 REVISED CODE OF WASHINGTON

Assessor's File No. 79
LAND'S Application No.
WASHINGTON

FILE WITH COUNTY ASSESSOR

Name of applicant Richard R. Clay & Shirley A. Clay H+W Phone None
Address 169 Cruise Road - Sedro Woolley - Wash. 98284
Property location _____

1. Interest in property: Fee Owner Contract Purchaser Other (Describe) _____

2. Assessor's parcel or account number: 063605-3-004-0007 / 073605-1-004-0000
073605-2-003-0306 / 073605-2-001-0001
Legal description of land to be classified: 073605-1-002-0002
See Attached Legal Description

3. Acreage
Total in application 86.00 + Cultivated _____ Grazed _____
Farm 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.
NONE

5. 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.
Pasture - 50 acres - Garden areas - Homestead & sheds
Rabbitry -

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

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	19__	19__	19__	19__
List the yield per acre for the last five (5) years (bushels, pounds, tons, etc.)	_____	_____	_____	_____
List the annual gross income per acre for the last five (5) years	_____	_____	_____	_____
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. 8103060028

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 31st

day of December 1980

[Signature]
Notary Public in and for the State of

Washington

Residing at Burlington

OWNER(S) OR CONTRACT PURCHASER(S)

[Signature]
[Signature]

(See WAC 458-30-125)

FOR ASSESSORS USE ONLY

Date application received December 31, 1980

By Demetri Hall

Amount of fee collected \$ 30.00

Application status: Approved Approved in part Denied

Date March 5, 1981

Owner notified on _____

Fee returned? Yes No

Date _____

Auditors File Number 8103060028

Date _____

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SCHEDULE "A-1"

073605-1-002-00
073605-1-004-00
073605-1-003-00

PARCEL (A)

THE WEST HALF OF THE NORTHEAST QUARTER; AND THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER LYING EAST OF THE PUBLIC ROAD AS THE SAME EXISTED ON OCTOBER 11, 1902, ALL IN SECTION 7, TOWNSHIP 36 NORTH, RANGE 5 EAST, W.M., EXCEPT THE RIGHT OF WAY OF THE NORTHERN PACIFIC RAILWAY COMPANY AS DESCRIBED IN INSTRUMENTS RECORDED IN VOLUME 92 OF DEEDS, PAGE 29, UNDER AUDITOR'S FILE NO. 96484, AND IN VOLUME 107 OF DEEDS, PAGE 105, UNDER AUDITOR'S FILE NO. 119677, AND IN VOLUME 238 OF DEEDS, PAGE 182, UNDER AUDITOR'S FILE NO. 442906.

ALSO EXCEPT THAT PORTION LYING WITHIN TRACTS A, B, C AND D, SHORT PLAT 24-76 LOCATED IN SECTION 7, TOWNSHIP 36 NORTH, RANGE 5 EAST, W.M., APPROVED JUNE 18, 1976 AND RECORDED IN VOLUME 1 OF SHORT PLATS, PAGES 139 AND 140, UNDER AUDITOR'S FILE NO. 837276.

PARCEL (B)

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6 AND THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7 LYING EASTERLY OF THE EAST RIGHT OF WAY LINE OF SECONDARY STATE HIGHWAY NO. 1-A, ALL IN TOWNSHIP 36 NORTH, RANGE 5 EAST, W.M.

EXCEPT THAT PORTION LYING WITHIN TRACTS A, B, C AND D, SHORT PLAT 24-76, LOCATED IN SECTION 7, TOWNSHIP 36 NORTH, RANGE 5 EAST, W.M., APPROVED JUNE 18, 1976 AND RECORDED IN VOLUME 1 OF SHORT PLATS, PAGES 139 AND 140, UNDER AUDITOR'S FILE NO. 837276.

073605-2-001-00
063605-3-001-00

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