

8503200007

CURRENT USE APPLICATION
FARM AND AGRICULTURAL CLASSIFICATION
Chapter 84.34 RCW

FILE WITH COUNTY ASSESSOR

Skagit

COUNTY

Tax Code _____ Account Numbers: 093402-0-013-0004 093402-0-027-0008 093402-2-002-0102 3845-029-022-0006 3845-028-022-0008 3845-030-016-0002	NOTICE OF APPROVAL OR DENIAL ☒ Application Approved ☐ Application Denied ☒ All of Parcel ☐ Portion of Parcel Date <u>JANUARY 18</u> , 19 <u>85</u> Owner Notified on <u>JANUARY 18</u> , 19 <u>85</u> Fee Returned ☐ Yes ☒ No Date _____, 19____ <u>J. Hermie Peters, deputy</u> Assessor or Deputy Signature Auditor File Number _____ Date _____, 19____ APPEAL: A denial of an application for classification as farm and agricultural land may be appealed to the Board of County Commissioners or other county legislative authority.
Applicant(s) Name and Address Cecil W. Nystrom H/W Ethel G. Nystrom 1301 S. Herlee Road Anacortes Washington 98221	

1. Legal description of land See Attached Sheet
2. Acreage: Cultivated _____ Irrigated acres _____ Dry acres _____
Grazed 6.4 Is grazing land cultivated? ☐ Yes ☒ No
Farm woodlots _____
Total acreage _____
3. List the property rented to others which is not affiliated with agricultural use and show the location on the map.
None
4. Is this land subject to a lease or agreement which permits any other use than its present use? ☐ Yes ☒ No
5. Describe the present current use of each parcel of land that is the subject of the application.
Brazing for Cattle & Horses
6. Describe the present improvements on this property (buildings, etc.)
House, Garage, Barn, Equipment Shed, Pump House, Sauna & Fences
7. 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.
8. 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 <u>79</u> | 19 <u>80</u> | 19 <u>81</u> | 19 <u>82</u> | 19 <u>83</u> | Average |
|---|--------------|--------------|--------------|--------------|--------------|--------------|
| List the yield per acre for the last five (5) years (bushels, pounds, tons, etc.) | <u>405</u> | <u>406</u> | <u>408</u> | <u>325</u> | <u>200</u> | <u>417</u> |
| List the annual gross income per acre for the last five (5) years | <u>\$105</u> | <u>\$106</u> | <u>\$102</u> | <u>\$225</u> | <u>\$200</u> | <u>\$147</u> |
| If rented or leased, list the annual gross rental fee for the last five (5) years | _____ | _____ | _____ | _____ | _____ | _____ |

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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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, 30 days after removal or upon sale or transfer, unless the new owner has signed the Notice of Continuancy. The additional tax shall be the sum of the following:
 - (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 the 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 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) or contract purchaser(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 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 2nd day of May, 19 84
[Signature]
Notary Public in and for the State of Washington
Residing at Anacortes

Signatures of all owner(s) or contract purchaser(s)

[Signature]
[Signature]

(See WAC 458-30-125)

ASSESSOR: In accordance with the provisions of RCW 84.34.035 "... the assessor shall submit notification of such approval to the county auditor for recording in the place and manner provided for the public recording of state tax liens on real property.

Prepare in duplicate. If denied, send original to land owner. If approved, file original with auditor and have auditor return original to land owner. Duplicate is to be retained by the assessor.

Fee Collected \$ 30.00 FOR ASSESSORS USE ONLY Date 5/4/84, 19 84

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Block 1 (Continued)

Legal description of Land

SEC 09 TWP 34 RGE 02

(Account Number
093402-0-013-0004)

BAAP WH N LI NW $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ INT PRSNT
CO RD TH E 264 FT S 165 FT W 264 FT TH CO
RD TH N TPB

SEC 09 TWP 34 RGE 02

(Account Number
093402-0-027-0008)

E 314.92 FT of N 165 FT of NW $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$

SEC 09 TWP 34 RGE 02

(Account Number
093402-2-002-0102)

S 153 FT of N 318 FT of NW $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$

Railroad to ANA

(Account Number
3845-029-022-0006)

LTS 11 to 16 & N $\frac{1}{2}$ of VAC 6th

Ave & 17 to 22 BLK 29

Railroad to ANA

(Account Number
3845-028-022-0008)

Lts 17 to 22 BLK 28

Railroad to ANA

(Account Number
3845-030-016-0002)

S $\frac{1}{2}$ VAC 6th Ave & 11 to 16 BLK 30