

CURRENT USE APPLICATION
FARM AND AGRICULTURAL CLASSIFICATION
Chapter 84.34 RCW

FILE WITH COUNTY ASSESSOR

Skagit COUNTY

Assessor's File No. 33

Board's Application No. _____

Tax Code 8503220003

Account Numbers:

213505-0-008-0001
213505-0-008-0100

NOTICE OF APPROVAL OR DENIAL

Application Approved Application Denied
 All of Parcel Portion of Parcel

Date February 6, 1985

Owner Notified on February 6, 1985

Fee Returned Yes No Date _____, 19____

Applicant(s) Name and Address

Wayne O. & Sharon Wilson
2473 Duffy Road
Sedro Woolley, Wa 98284

Assessor or Deputy Signature

Thomas Petrich Deputy

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.

1. Legal description of land See Attached legal description
Sec 21 Twp 35 Rge 5

2. Acreage: Cultivated > 10 Irrigated acres _____ Dry acres _____
Grazed _____ Is grazing land cultivated? Yes No
Farm woodlots _____
Total acreage 11

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.
10 acres of Filbert Nut Trees

6. Describe the present improvements on this property (buildings, etc.)
40' x 80' equipment shed 24 x 100 storage shed

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>83</u>	19 <u>84</u>	19____	19____	19____	Average
List the yield per acre for the last five (5) years (bushels, pounds, tons, etc.)	<u>560 lbs.</u>	<u>570 lbs.</u>	<u>570 lbs M/L</u>	_____	_____	_____
List the annual gross income per acre for the last five (5) years	<u>\$170⁰⁰</u>	<u>\$200</u>	<u>\$200</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.

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 14th
day of December, 19 84
Walden Smith
Public in and for the State of
Washington
Residing at Sevia Wayley

Signatures of all owner(s) or contract purchaser(s)
Wayne O. Wilson
Sharon M. Wilson

(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.

FOR ASSESSORS USE ONLY

Collected \$ _____ Date _____, 19 _____

Schedule "A-1"

T-54792-E

DESCRIPTION:

That portion of Government Lot 7 in Section 21, Township 35 North, Range 5 East, W.M., lying within the following description:

Beginning at the Northeast corner of said Government Lot 7; thence South 726 feet; thence West to the Easterly line of the County Road; thence Northwesterly along said Easterly line to the North line of said Government Lot 7; thence East to the point of beginning; EXCEPT road right of way running along the North line of said Government Lot 7.

Situate in the County of Skagit, State of Washington.

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