

8710080026

CURRENT USE APPLICATION  
FARM AND AGRICULTURAL CLASSIFICATION  
Chapter 84.34 RCW

Assessor's File No. 22  
Board's Application No. \_\_\_\_\_

FILE WITH COUNTY ASSESSOR

Skagit COUNTY

Tax Code \_\_\_\_\_

Account Numbers:  
123404 - 3 - 012 - 0002  
123404 - 0 - 024 - 0004

Applicant(s) Name and Address  
Michael L. Schons, Jr. HAW  
Penny D. Schons  
1377-B Highway 9  
Mt. Vernon, WA 98273

NOTICE OF APPROVAL OR DENIAL

Application Approved  Application Denied  
 All of Parcel  Portion of Parcel

Date \_\_\_\_\_, 19\_\_\_\_

Owner Notified on \_\_\_\_\_, 19\_\_\_\_

Fee Returned  Yes  No Date \_\_\_\_\_, 19\_\_\_\_

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.

1. Legal description of land see attached sheet  
Sec 12 Twp 34 Rge 04

2. Acreage: Cultivated \_\_\_\_\_ Irrigated acres \_\_\_\_\_ Dry acres all  
 Grazed 16 ac. Is grazing land cultivated?  Yes  No  
 Farm woodlots 4 ac.  
 Total acreage 20.84 ac.

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.  
Pasture for cattle - Grazing Land  
Home Firewood - Farm Woodlot

6. Describe the present improvements on this property (buildings, etc.)  
house - 1300 sq ft ; barn ; 2 machine - shop - storage  
Sheds

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____	19____	19____	19____	19____	Average
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	_____	_____	_____	_____	_____	_____

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 Continuity. 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.
  - (g) Acquisition of property interests by State agencies or agencies or organizations qualified under RCW 84.34.210 and 64.04.130 (See RCW 84.34.108(5g)).

**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 of the land 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 29  
day of DEC, 1986

[Signature]  
Notary Public in and for the State of

WASH  
Residing at 1742 LK view  
MT VERNON, WA 98271

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 December 29, 1986

EXHIBIT "A"

The South  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 12, Township 34 North, Range 4 East W.M. EXCEPT all road and railroad rights of way and ALSO EXCEPT Drainage District No. 21 ditch right of way.

ALSO that portion of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , Section 12, Township 34 North, Range 4 East W.M., described as follows:

Beginning at a point on the East line of said Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , 501 feet South of its Northeast corner; thence South on said East line 229 feet; thence South  $85^{\circ} 30'$  West 236 feet; thence North  $5^{\circ} 45'$  West, 132.5 feet; thence North  $85^{\circ} 38'$  East 100 feet; thence North  $9^{\circ} 04'$  East 100 feet; thence North  $85^{\circ} 30'$  East 133.5 feet to the PLACE OF BEGINNING, EXCEPT any portion thereof lying within the boundaries of that certain tract conveyed to Jesse R. Wilcox, by deed dated January 10, 1918 and recorded December 20, 1918 in Volume 108 of Deeds, page 381, under Auditor's File No. 129565.

TOGETHER WITH a non-exclusive easement for utility purposes and for the purposes of ingress and egress over and across the following described parcels of land, EXCEPTING from said strips of land any portion lying within the boundaries of the Burlington Northern, Inc., railroad right of way formerly Northern Pacific railroad right of way.

Beginning at the Northeast corner of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 12, Township 34 North, Range 4 East W.M.; thence West 20 feet; thence South 160 feet; thence South  $43^{\circ} 51'$  East 20 feet; thence North  $46^{\circ} 09'$  East to the East line of said Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ ; thence North along said East line to the POINT OF BEGINNING.

Beginning at the Northeast corner of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 12, Township 34 North, Range 4 East W.M.; thence West 20 feet; thence South 160 feet; thence South  $43^{\circ} 51'$  East 20 feet to the TRUE POINT OF BEGINNING; thence North  $43^{\circ} 51'$  West 20 feet; thence South  $46^{\circ} 09'$  West 94 feet; thence South  $9^{\circ} 04'$  West 290 feet; thence North  $85^{\circ} 30'$  East 20 feet; thence North  $9^{\circ} 04'$  East to a point that bears South  $46^{\circ} 09'$  West from the true point of beginning; thence North  $46^{\circ} 09'$  East to the TRUE POINT OF BEGINNING.

Tax Acc. No.

123404-0-024-0004

123404-3-012-0002

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