

**CURRENT USE APPLICATION
FARM AND AGRICULTURAL LAND CLASSIFICATION
Chapter 84.34 RCW**

8

FILE WITH COUNTY ASSESSOR

9404010008

Skagit COUNTY

COUNTY

<p>Tax Code _____</p> <p>Account Numbers: <u>340431-4-007-0004</u></p> <p>Applicant(s) Name and Address: <u>D.M. + D.S. Christmansen</u> <u>1672 Pederson Ln</u> <u>Mt. Vernon, Wn. 98273</u></p>	<p align="center">NOTICE OF APPROVAL OR DENIAL</p> <p><input checked="" type="checkbox"/> Application Approved <input type="checkbox"/> Application Denied</p> <p><input checked="" type="checkbox"/> All of Parcel <input type="checkbox"/> Portion of Parcel</p> <p>Date <u>March 31</u>, 19 <u>94</u></p> <p>Owner Notified on _____, 19 ____</p> <p>Fee Returned <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____, 19 ____</p> <p align="center"><u>Richard S. W. Rite</u> (Assessor or Deputy Signature)</p> <p>Auditor File Number _____ Date <u>March 31</u>, 19 <u>94</u></p> <p>APPEAL: A denial of an application for classification as farm and agricultural land may be appealed to the County Board of Equalization.</p>
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- Legal description of land See attached
_____ Sec _____ Twp _____ Rge _____
- Acreage: Cultivated Yes Irrigated acres _____ Dry acres 11.81
Grazed _____ Is grazing land cultivated? Yes No
Farm _____
woodlots _____
Total acreage 11.81
- List the property rented to others which is not affiliated with agricultural use and show the location on the map.
None
- Is the land subject to a lease or agreement that permits any use other than its present use? Yes No
- Describe the present current use of each parcel of land described in this application.
Crop Production
- Describe the present improvements on this property (buildings, etc.).
None
- 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.
- To qualify for this classification, an application describing 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	<u>1989</u>	<u>1990</u>	<u>1991</u>	<u>1992</u>	<u>1993</u>	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.	<u>400</u>	<u>900</u>	<u>1000</u>	<u>300</u>	<u>400</u>	<u>600</u>
If rented or leased, list the annual gross rental fee for the last five years.	_____	_____	_____	_____	_____	_____

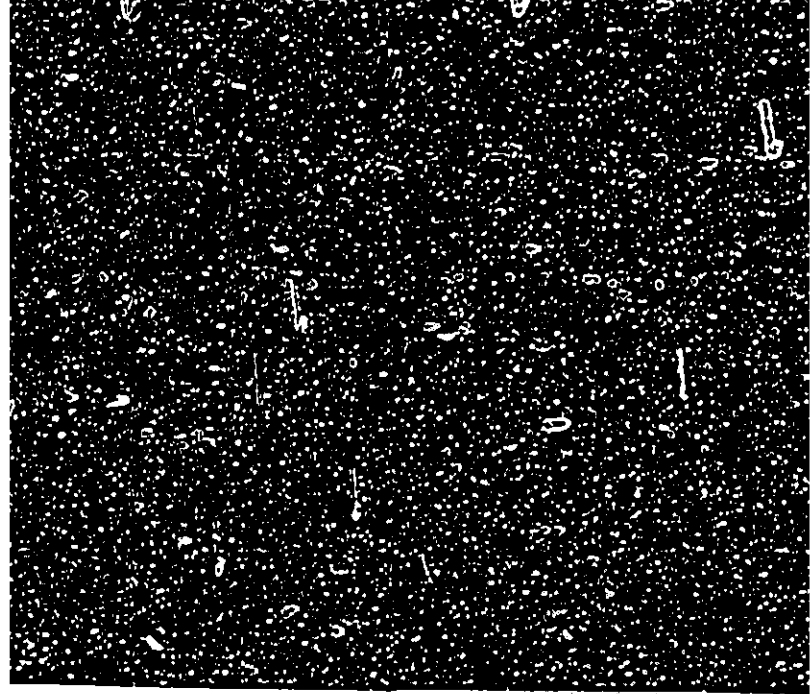
NOTICE: The assessor may require the owners to submit pertinent data regarding the use of the classified land, productivity of typical crops, income, etc.

FORM REV 64 0024-1 (2-93) **9404010008**

adj but not counting 2000 gain
340431-4-10

Just purchased 1215193 (not in name in our) personal rented prop.

BK 1314160432



FARM AND AGRICULTURAL LAND MEANS EITHER:

- (a) A parcel of land or contiguous parcels of land in one ownership of twenty or more acres or multiple parcels of land that are contiguous and total 20 or more acres devoted primarily to the production of livestock or agricultural commodities for commercial purposes, or enrolled in the Federal Conservation Reserve program or its successor administered by the United States Department of Agriculture.
- (b) Any parcel of land or contiguous parcels that are 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 two hundred dollars or more per acre each year for three of the five calendar years preceding the date of application for classification under this chapter; or
- (c) Any parcel of land or contiguous parcels that are less than five acres devoted primarily to agricultural uses which has produced a gross income of fifteen hundred dollars or more each year for three of the five calendar years preceding the date of application for classification under this chapter.

Agricultural lands also include noncontiguous parcels from one to five acres, but otherwise constituting an integral part of farming operations conducted on the land.

Agricultural lands also include land, not to exceed 20% of classified land, that has incidental uses compatible with agricultural purposes, and also 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 OF CLASSIFICATION

1. Upon removal of classification, 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 Continuance. 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 last seven years 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 withdrawal 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 removal resulted solely from:
 - (a) Transfer to a governmental 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) 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.
 - (d) Official action by an agency of the State of Washington or by the county or city where the land is located disallowing the present use of such land.
 - (e) Transfer of land to a church when such land would qualify for ~~property tax~~ exemption pursuant to RCW 84.36.020.
 - (f) 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(5)(f)).
 - (g) Removal of land classified as farm and agricultural land under RCW 84.34.020(2)(d) (farm homestead value).

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 CH. 84.34 RCW. 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.

Signatures of all Owner(s) or Contract Purchaser(s)

_____ 12/22/93
 _____ OS Christensen

(See WAC 458-30-225)

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 ASSESSOR'S USE ONLY

Amount of Processing Fee Collected \$ 30.00 Date 12/22 19 94

PROPERTY ID AND LEGAL DESCRIPTION
 PROPERTY ID: P29317
 TAX ACCT. NO.: 340431-4-007-0004
SITUS
 LEVY CODE: 2770 ACRES 11.81
COMMENTS

OWNER NAME AND ADDRESS
 HILDEBRAND WILLIAM H
 2086 LAKE 16 RD
 MOUNT VERNON, WA 9827
 OWNER ID (17287)

DATE PRINTED
 12/22/93
LAST APPRAISAL
 08/05/81
APPRaiser
 46

LAND USE CODE 81
ZONE SKA-A
NEIGHB. CODE 34
REVAL AREA 32
PROPERTY CODE
EXEMPTION

YEAR	IMPROVEMENT	ROLL ID	STATUS	CON	CO
1994					
1993					
1992					
1991					
1990					

LEGAL DESCRIPTION
 E1/2 OF TH PTN NE1/4 SE1/4 W QF RLY &
 DK 3 OT 17 INC 1/2 INT IN N 20FT OF
 NE1/4 SE1/4 LE -SS TR DRGE 17

PROPERTY REMARKS
 APPRAISAL: 0
IMPROVEMENT:
 BRAND: AUG VIEW

SALES HISTORY

DATE	PRICE	AF #	TYPE

BUILDING PERMIT
 PERMIT NO. TYPE AMT ISSUED % COM

IMPROVEMENT VALUATION

IMPROVE SEGMT.	TYPE	DESCRIPTION	MTHD/BLD CLASS	QUAL CLASS	AREA	UNIT PRICE	REPLACEMENT COST NEW	EFF AGE	YR BLT	COND.	DEPR	ADJUSTMENTS

LAND VALUATION

DESCRIPTION	LAND TYPE	LAND TABLE	VAL MTHD	UNITS TAXABLE	MKT RATES	ADJUSTMENTS
CLEARED	C		A	11.81A	3520 SAS91 115	
Total						11.81A

MARKET VALUE 47,800
MKT TOTAL ADJ 115
MOD 115

APR 11 1993
 RECEIVED