

9604050063

CURRENT USE APPLICATION
FARM AND AGRICULTURAL LAND CLASSIFICATION
Chapter 84.34 RCW\$30.00 App fee
Return by: 12/31/95 for
1997 tax benefit

#20

FILE WITH COUNTY ASSESSOR

Skagit

COUNTY

Tax Code _____ Account Numbers: '96 APR -5 P2:15 340-132-2017-0005 P21527	NOTICE OF APPROVAL OR DENIAL ☒ Application Approved ☐ Application Denied ☐ All of Parcel ☐ Portion of Parcel Date <u>4/3</u> , 19 <u>96</u> Owner Notified on <u>4/3</u> , 19 <u>96</u> Fee Returned ☒ Yes ☐ No Date _____, 19 ____ <u>[Signature]</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 County Board of Equalization.
Applicant(s) Name and Address: James E. Youngsman Ruth M. Youngsman 1669 Hickox Rd. Mount Vernon, WA 98273	

1. Legal description of land See attached
Sec 32 Twp 34 Rge 42. Acreage: Cultivated _____ Irrigated acres _____ Dry acres _____
Grazed _____ Is grazing land cultivated? ☐ Yes ☐ No
Farm _____
woodlots _____
Total acreage 1.89

3. List the property rented to others which is not affiliated with agricultural use and show the location on the map.

4. Is the land subject to a lease or agreement that permits any use other than its present use? ☐ Yes ☒ No5. Describe the present current use of each parcel of land described in this application.
This parcel holds the office areas & lunch rooms for
Skagit Gardens, an agricultural business growing ornamental plants6. Describe the present improvements on this property (buildings, etc.).
Former dwelling converted to office plus second building of
steel - two floors total 8300 sq ft. Blacked topped parking for employees

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 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	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 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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Contig ols prop BK1536FG0067
Phone # 360-424-6144

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 homesite 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)

[Signature]
[Signature]

Date: 12/24/95

12/24/95

(See WAC 458-30-225)

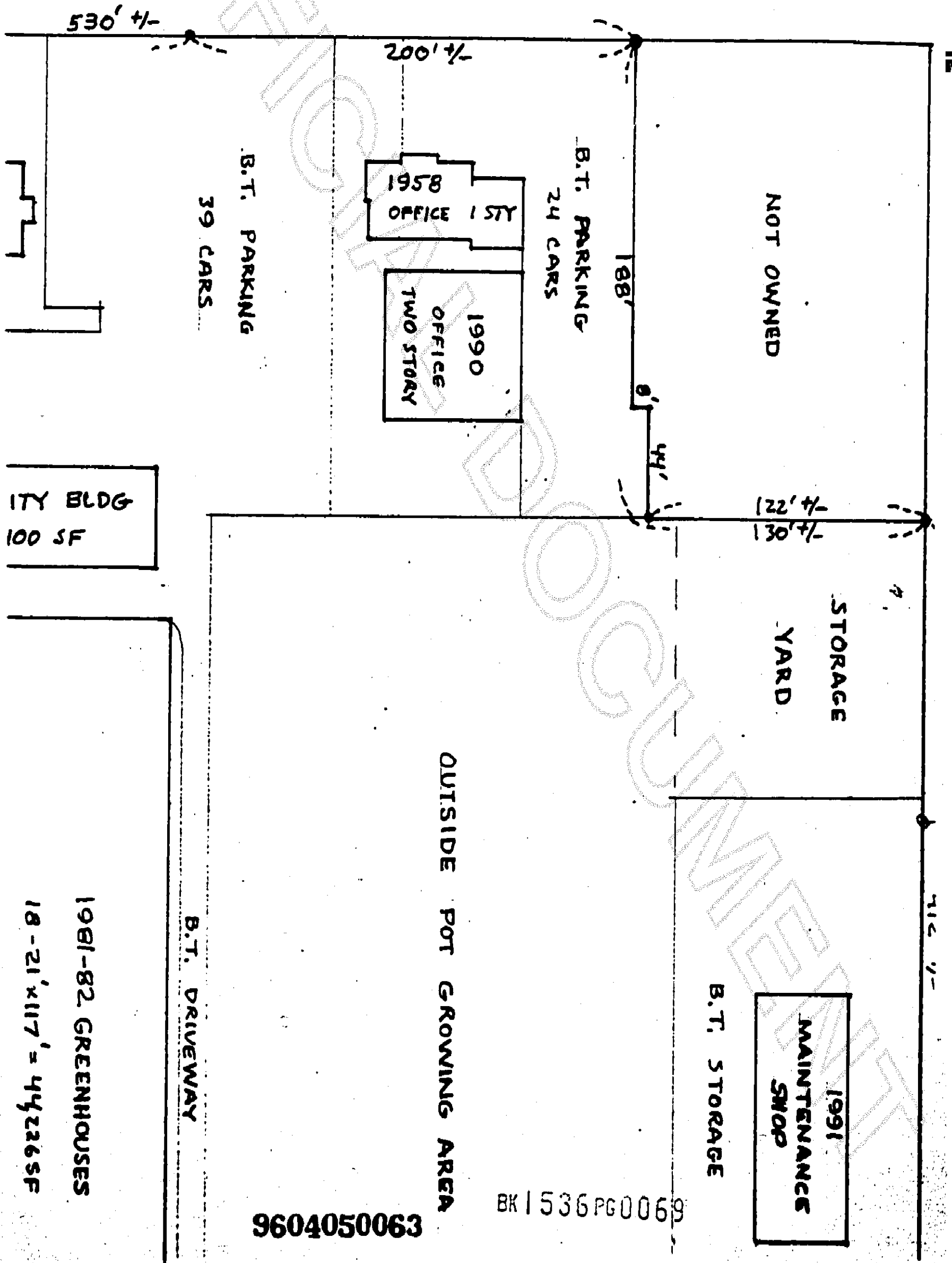
ASSESSOR: In accordance with the provisions of RCW 84.34.035, "...the assessor shall submit notification of such approval to the county auditor for recording in the place and manner provided for the public recording of state tax liens on real property."

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 11/21/96

1WAY 99 SOUTH



ITY BLDG
100 SF

1981-82 GREENHOUSES
18-21' x 117' = 44,226 SF

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BK 1536 PG 0069

PROPERTY ID: P29527
TAX ACCT. NO.: 340432-2-017-0005
SITUS: 1712 HWY 99 S
LEVY CODE: 2770
COMMENTS: MOUNT VERNON WA 98273
D AND LEGAL DESCRIPTION: CARD 3
D AND ADDRESS: YOUNG AN JAMES E
YOUNG AN RUTH M
1669 FICKIX RD
MOUNT VERNON WA 98273
OWNER ID: (13386)
DA PRINTED: 12/19/95
LAST NOTICES: 11/01/91
LAST APPRAISAL: 02/01/95
APPRaiser: HIC
PROPERTY DETAILS: LAND USE CODE: 590
LINE: SKA-1-1
REVAL CODE: 666
REVAL AREA: 520
PROPERTY CODE: 62H00
EXEMPTION: 531600

SKETCH NOTES			ROE VALUE HISTORY			APPEAL HISTORY			FINAL MKT		
YEAR	IMPROVEMENT	LAND	ASSESSED	CLASS	EX	RECORD #	ROLL ID	STATUS	DEC CD	DEC DATE	
1996	4638000	62H00	531600	590							
1995	4906000	62H00	552600	590							
1994	4906000	62H00	552600	590							
1993	4906000	62H00	552600	590							
1992	4906000	62H00	552600	590							

PROPERTY REMARKS			CONSTRUCTION DETAIL		
ELEMENT	CODE	DESCRIPTION	ELEMENT	CODE	DESCRIPTION
FOUNDATION			FOUNDATION		
EXTERIOR WALL			EXTERIOR WALL		
ROOF COVER			ROOF COVER		
ROOF STYLE			ROOF STYLE		
FLOORING			FLOORING		
INT FINISH			INT FINISH		
PLUMBING			PLUMBING		
HEATING			HEATING		
FIREPLACE			FIREPLACE		
INT COMPONENT			INT COMPONENT		
EXT COMPONENT			EXT COMPONENT		
ELECTRIC			ELECTRIC		
BEDROOMS			BEDROOMS		
SHAPE			SHAPE		
ADD FACTOR 1			ADD FACTOR 1		
ADD FACTOR 2			ADD FACTOR 2		
TOTAL REPS			TOTAL REPS		
COST NEW			COST NEW		

IMPROVEMENT VALUATION			ADJUSTMENTS			MARKET VALUES			LIEN/MARKET VALUES		
IMPROVE	TYPE	DESCRIPTION	REPLACEMENT	EFF YR	COND	DEFER	MKT MOD	TOTAL ADJ	MKT MOD	TOTAL ADJ	FINAL VALUE
13	3.1	389 SHED, EQUIPMENT	91	91							64,2000
											64,2000

LAND VALUATION			ADJUSTMENTS			MARKET VALUES			LIEN/MARKET VALUES		
DESCRIPTION	LAND TYPE	LAND TABLE	VAL	UNITS TAXABLE	MKT RATES	MKT MOD	TOTAL ADJ	MARKET VALUE	CS	MKT CS	TABLE

LAND VALUATION			ADJUSTMENTS			MARKET VALUES			LIEN/MARKET VALUES		
DESCRIPTION	LAND TYPE	LAND TABLE	VAL	UNITS TAXABLE	MKT RATES	MKT MOD	TOTAL ADJ	MARKET VALUE	CS	MKT CS	TABLE