

SKAGIT COUNTY
NOTICE OF REMOVAL OF CURRENT USE CLASSIFICATION & ADDITIONAL TAX CALCULATIONS
Chapter 84.34 RCW

O/S Violation #21-96

To: J. Patrick and Selma J. Albee
5109 Francis Road
Mt. Vernon, Wa. 98273

9605300088

Date of Removal: 5-30-96
Date Treasurer Notified: 5-31-96
Date Taxpayer Notified: 5-31-96

Parcel No. 340404-1-003-0100

'96 MAY 30 P12:51

OF ASSESSOR

LEGAL DESCRIPTION : See attached O/S#225 AF#777762 1974 in Sec. 4, Twp. 34, Rge.4

You are hereby notified that the current use classification for the above described property which has been classified as:

Open Space Timber Land Farm and Agricultural

is being removed for the following reason:

Owner's request Change to use resulting in disqualification
 Notice of Continuance not signed Property no longer qualifies under CH.84.34 RCW
 Exempt Owner Other:

PENALTY AND APPEAL

The property owner may appeal the assessor's removal of classification to the County Board of Equalization. Said Board may be reconvened to consider the appeal. The appeal must be filed within 30 calendar days following the date this notice is mailed.

Upon removal of classification from this property, an additional tax shall be imposed equal to the sum of the following:

1. The difference between the property tax that was levied upon the current use value and the tax that would have been levied upon the fair market value for the seven tax years preceding removal in addition to the portion of the tax year when the removal takes place; plus
2. Interest at the statutory rate charged on delinquent property taxes specified in RCW 84.56.020 from April 30 of the year the tax would have been paid without penalty to the date of removal; plus
3. A penalty of 20% added to the total amount computed in 1 and 2 above, except when the property owner complies with the withdrawal procedure specified in RCW 84.34.070, or where the additional tax is not applied as provided in 4 (below).
4. The additional tax specified in 1 and 2 (above) shall not be imposed if removal of classification resulted solely from:
 - (a) Transfer to a government entity in exchange for other land located within the State of Washington; or
 - (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; or
 - (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; or
 - (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; or
 - (e) Transfer of land to a church when such land would qualify for exemption pursuant to RCW 84.36.020.
 - (f) Acquisition of property interests by State 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).

Rivela S. White

County Assessor or Deputy

May 30, 1996

Date

9605300088

BK 1553 PG 0565

A parcel of land lying in the Northeast Quarter (1/4) of said Section 4, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the southeast corner of said Section 4; thence N 89°35'32"W along South section line between the southeast section corner and the South 1/4 corner of said Section 4, a distance of 1320.79 feet; thence N 01°06'51"E, a distance of 3249.87 feet; thence S 89°43'45"E, a distance of 13.96 feet; thence N 00°16'15"E, a distance of 283.25 feet, said point being a beginning of a curve, said curve having a central angle of 90°33'00", radius of 379.26 feet, chord bearing N 45°32'45"E and a chord distance of 538.92 feet; thence along said curve an arc distance of 599.37 feet to the end of said curve; thence S 89°10'45"E, a distance of 56.16 feet; thence N 00°52'07"W, a distance of 55.00 feet to the TRUE POINT OF BEGINNING; thence N 89°10'45"W, a distance of 122.29 feet, said point being a beginning of a curve, said curve having a central angle of 08°39'12", radius of 439.26 feet, chord bearing N 86°29'39"E and a chord distance of 66.27 feet; thence along said curve for an arc distance of 66.34 feet to the end of said curve; thence S 89°10'45"E, a distance of 56.21 feet; thence S 00°52'07"W, a distance of 5.00 feet to the TRUE POINT OF BEGINNING.

LESS existing County right-of-way.

Conveying 0.01 acres more or less.

PARCEL NO. 4-7900-3

9605300088

BK1553PG0566