

When Recorded Return to:
SKAGIT COUNTY ASSESSOR'S OFFICE



199908030104

Kathy Hill, Skagit County Auditor
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**NOTICE OF REMOVAL OF CURRENT USE CLASSIFICATION
AND ADDITIONAL TAX CALCULATIONS
CHAPTER 84.34 RCW
SKAGIT COUNTY**

Grantor(s) Skagit County Assessor's Office

Grantee(s) Howard and Deanne Tronsdal

Legal Description Ptn NE1/4 Sec. 31, Twp. 33, Rge. 4 as described on pg 2

O/S#618 AF#762859 1973

Assessor's Property Tax Parcel or Account Number 330431-1-001-0200

Reference numbers of Documents Assigned or Released O/S Vio#35-99

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

- ☐ Open Space Land
- ☐ Timber Land
- ☒ Farm and Agricultural Land

is being removed for the following reason:

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

(state specific reason)

UNOFFICIAL

That portion of the Northeast Quarter of the Northeast Quarter of Section 31, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of that certain parcel conveyed to Walter C. Boyd, Jr. on March 7, 1997, as recorded under Auditor's File No. 9703120082, records of Skagit County, Washington; thence North along the West boundary of said Boyd parcel, for a distance of 165.00 feet to the Northwest corner of said parcel; thence West on the Westerly extension of the North line of said Boyd parcel, for a distance of 50.00 feet; thence South, parallel with said West line for a distance of 165.00 feet to the West extension of the South line of said Boyd parcel; thence East along said South line for a distance of 50.00 feet to the Point of Beginning.

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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 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 interest 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 homesite value).

Ronda S. White
County Assessor or Deputy

August 3, 1999

Date



199908030104

Kathy Hill, Skagit County Auditor

REMOVAL OF CURRENT USE ASSESSMENT AND COMPENSATING TAX CALCULATIONS

To: Howard and Deanne Tronsdal
P.O. Box 648
Conway, Wa. 98238

ACCOUNT NUMBER:	330431-1-001-0200
LEGAL DESCRIPTION:	see attached
VIOLATION NUMBER:	35-99
DATE OF REMOVAL:	8-3-99
DATE SENT TO TREASURER:	8-4-99
DATE SENT TO OWNER:	8-4-99
YOU ARE HEARBY NOTIFIED THE ABOVE DESCRIBED PROPERTY HAS BEEN REMOVED FROM:	Farm and Agriculture
THE REASON FOR REMOVAL IS:	Notice of Continuance Not Signed.

OPEN SPACE VIOLATION CALCULATION

Levy Code	2665	Violation Date	August						
No. of Years	Tax Year	Levy Rate	Market Value	Market A/V Tax	Current Use A/V	Current Use Tax	Tax Difference	Interest	Totals
1	1999	12.46870	600	\$7.48	100	\$1.25	\$6.23	4%	\$6.48
2	1998	12.17440	600	\$7.30	100	\$1.22	\$6.09	16%	\$7.06
3	1997	11.97980	600	\$7.19	100	\$1.20	\$5.99	28%	\$7.67
4	1996	11.94750	800	\$9.56	100	\$1.19	\$8.36	40%	\$11.70
5	1995	12.36080	800	\$9.89	100	\$1.24	\$8.65	52%	\$13.15
6	1994	11.16230	600	\$6.70	100	\$1.12	\$5.58	64%	\$9.15
7	1993	11.24270	600	\$6.75	100	\$1.12	\$5.62	76%	\$9.89
								Subtotal	\$65.10
								20% Penalty	\$11.72
								Total	
								Tax Due	\$76.82

THESE TAXES ARE DUE AND PAYABLE ON: September 6, 1999

DATE: 8/3/99

SKAGIT COUNTY TREASURER
P.O. BOX 518
MOUNT VERNON, WA 98273
(360) 336-9350



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