

When Recorded Return to:
SKAGIT COUNTY ASSESSOR'S OFFICE



199909150013
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) Michael Loughlin, ETAL

Legal Description Ptn in NW1/4 Sec. 35, Twp. 35, Rge. 3 as described on pg 2

O/S#180 AF#800200 1975

Assessor's Property Tax Parcel or Account Number 350335-2-005-0006, 0300 & 2-001-0100

Reference numbers of Documents Assigned or Released O/S Vio#43-99

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)

That portion of the East ½ of the Northwest ¼ of Section 35, Township 35 North, Range 3 East, W.M., being more particularly described as follows:

Commencing at a point on the North line of the Southeast ¼ of said Northwest ¼ of Section 35, which is North 89°52'24" East (called North 89°52' East in previous descriptions) and 706.14 feet from the Northwest corner of said subdivision;
thence North 89°52'24" East (called North 89°52' East in previous descriptions), along said North line, 186.97 feet;
thence South 5°53'37" East (called South 5° 54' East in previous descriptions) 436.24 feet;
thence South 25°03'07" East (called South 25° 03'30" East in previous descriptions) 221.46 feet to the TRUE POINT OF BEGINNING;
thence South 37°34'47" East 522.85 feet to the East line of said Northwest ¼;
thence South 00°32'06" East 261.02 feet along said East line to the Southeast corner of said subdivision (also the center of said Section 35);
thence South 89°48'31" West 1333.27 feet along the South line of said Northwest ¼ of Section 35 to the West line of said East ½ of the Northwest ¼;
thence North 00°51'39" West 1640.69 feet along said West line of the East ½ of the Northwest ¼ to the South line of the Northwest ¼ of the Southwest ¼ of the Northeast ¼ of said Northwest ¼ of Section 35;
thence North 89°53'22" East 339.48 feet along the South line of said subdivision to the South east corner thereof;
thence North 89°53'22" East 101.76 feet along the Easterly extension of said South line;
thence South 58°36'36" East 203.45 feet;
thence South 01°09'58" East 116.00 feet to a point of curvature;
thence along the arc of said curve to the right having a radius of 310.00 feet, through a central angle of 31°41'31", an arc distance of 71.47 feet to a point of tangency;
thence South 30°31'33" West 159.82 feet to a point of curvature;
thence along the arc of said curve to the left having a radius of 150.00 feet, through a central angle of 45°16'40", an arc distance of 118.54 feet to a point of reverse curvature;
thence along the arc of said curve to the right having a radius of 300.00 feet, through a central angle of 13°53'40", an arc distance of 72.75 feet to a point of tangency;
thence South 00°51'27" East 452.50 feet to a point of curvature;
thence along the arc of said curve to the left having a radius of 200.00 feet, through a central angle of 89°20'02", an arc distance of 311.83 feet to a point of tangency;
thence North 89°48'31" East 193.63 feet to a point of curvature;
thence along the arc of said curve to the left having a radius of 50.00 feet, through a central angle of 242°10'55", an arc distance of 211.34 feet to a point of reverse curvature;

thence along the arc of said curve to the right having a radius of 25.00 feet, through a central angle of 62°10'55", an arc distance of 27.13 feet to a point of tangency;
thence South 89°48'31" West 127.30 feet to a point of curvature;
thence along the arc of said curve to the right having a radius of 140.00 feet, through a central angle of 89°20'02", an arc distance of 218.28 feet to a point of tangency;
thence North 00°51'27" West 198.63 feet to a point that is South 89°52'24" West from the TRUE POINT OF BEGINNING;
thence North 89°52'24" East, 485.61 feet parallel with said North line of said subdivision, (called South 89° 52' West in previous descriptions), to the TRUE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH easements, restrictions, covenants, dedications, agreements, and other instruments of record.

Situate in the County of Skagit, State of Washington.



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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

September 15, 1999
Date



199909150013

Kathy Hill, Skagit County Auditor

REMOVAL OF CURRENT USE ASSESSMENT AND COMPENSATING TAX CALCULATIONS

To: Michael Loughlin, ETAL
P.O. Box 133
Mt. Vernon, WA 98273

ACCOUNT NUMBER:	350335-2-005-0006
LEGAL DESCRIPTION:	See attached
VIOLATION NUMBER:	43-99
DATE OF REMOVAL:	9-15-99
DATE SENT TO TREASURER:	9-15-99
DATE SENT TO OWNER:	9-15-99
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	1150	Violation Date	Sep-99						
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	13.43090	131,600	\$1,767.51	3,300	\$44.32	\$1,723.18	5%	\$1,809.34
2	1998	13.30310	131,600	\$1,750.69	3,300	\$43.90	\$1,706.79	17%	\$1,996.94
3	1997	14.23370	104,700	\$1,490.27	3,300	\$46.97	\$1,443.30	29%	\$1,861.86
4	1996	13.66670	104,700	\$1,430.90	3,300	\$45.10	\$1,385.80	41%	\$1,953.98
5	1995	14.14980	180,900	\$2,559.70	3,200	\$45.28	\$2,514.42	53%	\$3,847.06
6	1994	12.92560	180,900	\$2,338.24	3,200	\$41.36	\$2,296.88	65%	\$3,789.85
7	1993	12.54420	180,900	\$2,269.25	3,200	\$40.14	\$2,229.10	77%	\$3,945.51
								Subtotal	\$19,204.54
								20% Penalty	\$3,479.04
								Total Tax Due	\$22,683.58

THESE TAXES ARE DUE AND PAYABLE ON: October 18, 1999

DATE: 9/15/99

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



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Mt. Vernon, WA 98273

ACCOUNT NUMBER:	350335-2-005-0300
LEGAL DESCRIPTION:	See attached
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OPEN SPACE VIOLATION CALCULATION

Levy Code	1150	Violation Date	Sep-99						
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	13.43090	25,500	\$342.49	5,900	\$79.24	\$263.25	5%	\$276.41
2	1998	13.30310	25,500	\$339.23	5,900	\$78.49	\$260.74	17%	\$305.07
3	1997	14.23370	20,000	\$284.67	5,700	\$81.13	\$203.54	29%	\$262.57
4	1996	13.66670	20,000	\$273.33	5,500	\$75.17	\$198.17	41%	\$279.42
5	1995	14.14980	20,000	\$283.00	5,300	\$74.99	\$208.00	53%	\$318.24
6	1994	12.92560	18,200	\$235.25	4,500	\$58.17	\$177.08	65%	\$292.18
7	1993	12.54420	18,200	\$228.30	4,500	\$56.45	\$171.86	77%	\$304.19
								Subtotal	\$2,038.08
								20% Penalty	\$352.33
								Total Tax Due	\$2,390.41

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REMOVAL OF CURRENT USE ASSESSMENT AND COMPENSATING TAX CALCULATIONS

To: Michael Loughlin, ETAL
P.O. Box 133
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ACCOUNT NUMBER:	350335-2-001-0100
LEGAL DESCRIPTION:	See attached
VIOLATION NUMBER:	43-99
DATE OF REMOVAL:	9-15-99
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OPEN SPACE VIOLATION CALCULATION

Levy Code	1150	Violation Date	Sep-99						
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	13.43090	14,700	\$197.43	400	\$5.37	\$192.06	5%	\$201.66
2	1998	13.30310	14,700	\$195.56	500	\$6.65	\$188.90	17%	\$221.01
3	1997	14.23370	23,100	\$328.80	400	\$5.69	\$323.10	29%	\$416.80
4	1996	13.66670	23,100	\$315.70	400	\$5.47	\$310.23	41%	\$437.42
5	1995	14.14980	39,900	\$564.58	400	\$5.66	\$558.92	53%	\$855.15
6	1994	12.92560	39,900	\$515.73	400	\$5.17	\$510.56	65%	\$842.42
7	1993	12.54420	39,900	\$500.51	400	\$5.02	\$495.50	77%	\$877.04
								Subtotal	\$3,851.50
								20% Penalty	\$729.97
								Total Tax Due	\$4,581.47

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