

When Recorded Return to:
SKAGIT COUNTY ASSESSOR'S OFFICE



199909290143

Kathy Hill, Skagit County Auditor
9/29/1999 Page 1 of 5 3:18:34PM

**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) Pacific Coast Investments

Legal Description Ptn SW1/4 in Sec. 20, Twp. 34, Rge. 5 as described on pg 2

O/S#16 AF#8401310009 0985

Assessor's Property Tax Parcel or Account Number P113605 & P113607

Reference numbers of Documents Assigned or Released O/S Vio#52-99

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)

PARCEL "A":

That portion of the following described tract lying West of the Northerly prolongation of the East line of Tract "A" of Short Plat No. 53-78, recorded in Volume 3 of Short Plats, page 2, under Auditor's File No. 886473:

The South $\frac{1}{4}$ of the South $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the North $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 20, Township 34 North, Range 5 East, W.M.



199909290143

Kathy Hill, Skagit County Auditor

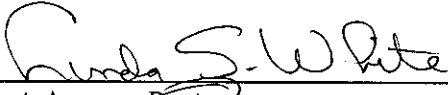
9/29/1999 Page 2 of 5 3:18:34PM

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).



County Assessor or Deputy

September 29, 1999

Date



REMOVAL OF CURRENT USE ASSESSMENT AND COMPENSATING TAX CALCULATIONS

To: Pacific Coast Investments
801 2nd Ave. #315
Seattle, WA. 98104

ACCOUNT NUMBER:	P113605
LEGAL DESCRIPTION:	see attached
VIOLATION NUMBER:	52-99
DATE OF REMOVAL:	9-29-99
DATE SENT TO TREASURER:	9-30-99
DATE SENT TO OWNER:	9-30-99
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	1300	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	12.50790	15,000	\$187.62	450	\$5.63	\$181.99	5%	\$191.09
2	1998	12.76520	15,000	\$191.48	500	\$6.38	\$185.10	17%	\$216.57
3	1997	12.52660	15,000	\$187.90	400	\$5.01	\$182.89	29%	\$235.93
4	1996	11.59300	15,000	\$173.90	400	\$4.64	\$169.26	41%	\$238.66
5	1995	11.12690	15,000	\$166.90	400	\$4.45	\$162.45	53%	\$248.55
6	1994	10.03190	15,000	\$150.48	400	\$4.01	\$146.47	65%	\$241.68
7	1993	10.84230	8,100	\$87.82	400	\$4.34	\$83.49	77%	\$147.78
								Subtotal	\$1,520.26
								20% Penalty	\$265.83
								Total Tax Due	\$1,786.09

THESE TAXES ARE DUE AND PAYABLE ON: November 1, 1999

DATE: 9/29/99

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



199909290143

Kathy Hill, Skagit County Auditor

9/29/1999 Page 4 of 5 3:18:34PM

REMOVAL OF CURRENT USE ASSESSMENT AND COMPENSATING TAX CALCULATIONS

To: Pacific Coast Investments
801 2nd Ave. #315
Seattle, WA. 98104

ACCOUNT NUMBER:	P113607
LEGAL DESCRIPTION:	see attached
VIOLATION NUMBER:	52-99
DATE OF REMOVAL:	9-29-99
DATE SENT TO TREASURER:	9-30-99
DATE SENT TO OWNER:	9-30-99
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	1300	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	12.50790	1,500	\$18.76	200	\$2.50	\$16.26	5%	\$17.07
2	1998	12.76520	1,500	\$19.15	200	\$2.55	\$16.59	17%	\$19.41
3	1997	12.52660	1,500	\$18.79	200	\$2.51	\$16.28	29%	\$21.00
4	1996	11.59300	1,500	\$17.39	200	\$2.32	\$15.07	41%	\$21.25
5	1995	11.12690	1,500	\$16.69	200	\$2.23	\$14.46	53%	\$22.12
6	1994	10.03190	1,500	\$15.05	200	\$2.01	\$13.04	65%	\$21.52
7	1993	10.84230	1,300	\$14.09	200	\$2.17	\$11.93	77%	\$21.12
								Subtotal	\$143.49
								20% Penalty	\$25.28
								Total Tax Due	\$168.77

HESE TAXES ARE DUE AND PAYABLE ON: November 1, 1999

DATE: 9/29/99

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



199909290143

Kathy Hill, Skagit County Auditor
9/29/1999 Page 5 of 5 3:18:34PM