

When Recorded Return to:  
SKAGIT COUNTY ASSESSOR'S OFFICE



200001070076  
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) Nordco Investments

Legal Description Ptn NW1/4 Sec.10, Twp 34, Rge. 4 as described on pg 2

O/S#58 AF#8302090012 1984

Assessor's Property Tax Parcel or Account Number 340410-2-009-0100

Reference numbers of Documents Assigned or Released O/S Vio#2-2000

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 West 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 10, Township 34 North, Range 4 East, W.M. described as follows:

Commencing at the Northwest corner of said West 1/2 of the Southwest 1/4 of the Northwest 1/4;  
thence South  $0^{\circ}18'08''$  West 30.00 feet along the West line of said subdivision to the TRUE POINT OF BEGINNING;  
thence South  $89^{\circ}28'06''$  East 340.00 feet, parallel with the North line of said subdivision;  
thence South  $86^{\circ}17'27''$  East 82.13 feet;  
thence South  $34^{\circ}48'05''$  East 120.00 feet;  
thence South  $0^{\circ}38'19''$  West 164.42 feet;  
thence South  $47^{\circ}27'37''$  West 239.80 feet;  
thence South  $71^{\circ}35'19''$  West 268.39 feet to a point 60.00 feet easterly of the West line of said subdivision;  
thence North  $0^{\circ}18'08''$  East 310.00 feet, parallel with said West line to a point on a non-tangent curve;  
thence along said curve to the right, concave to the North, having an initial tangent bearing of North  $53^{\circ}30'41''$  West, a radius of 45.00 feet, through a central angle of  $57^{\circ}00'12''$ , an arc distance of 44.77 feet;  
thence leaving said curve North  $44^{\circ}41'52''$  West 58.89 feet to the West line of said subdivision at a point bearing South  $0^{\circ}18'08''$  West from the TRUE POINT OF BEGINNING;  
thence North  $0^{\circ}18'08''$  East 127.55 feet along said West line to the TRUE POINT OF BEGINNING.



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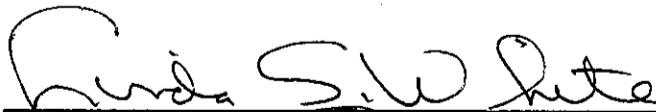
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## PENALTY AND APPEAL

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).

  
\_\_\_\_\_  
County Assessor or Deputy

January 7, 2000

Date



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## REMOVAL OF CURRENT USE ASSESSMENT AND COMPENSATING TAX CALCULATIONS

To: Nordco Investments  
1226 Madison Park Dr.  
Mt. Vernon, WA. 98273

ACCOUNT NUMBER:	340410-2-009-0100
LEGAL DESCRIPTION:	see attached
VIOLATION NUMBER:	2-2000
DATE OF REMOVAL:	1-7-2000
DATE SENT TO TREASURER:	1-10-2000
DATE SENT TO OWNER:	1-10-2000
YOU ARE HEARBY NOTIFIED THE ABOVE DESCRIBED PROPERTY HAS BEEN REMOVED FROM:	Farm and Agriculture
THE REASON FOR REMOVAL IS:	Owners Request For Withdrawal

### OPEN SPACE VIOLATION CALCULATION

Levy Code		3825	Violation Date		Dec. 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	14.41680	64,100	\$924.12	1,300	\$18.74	\$905.38	8%	\$977.81
2	1998	14.11350	64,100	\$904.68	1,400	\$19.76	\$884.92	20%	\$1,061.90
3	1997	14.12180	64,100	\$905.21	1,300	\$18.36	\$886.85	32%	\$1,170.64
4	1996	13.63660	64,100	\$874.11	1,300	\$17.73	\$856.38	44%	\$1,233.19
5	1995	15.23350	17,400	\$265.06	1,300	\$19.80	\$245.26	56%	\$382.61
6	1994	12.94670	17,400	\$225.27	1,100	\$14.24	\$211.03	68%	\$354.53
7	1993	13.32360	17,400	\$231.83	1,100	\$14.66	\$217.17	80%	\$390.91
								Subtotal	\$5,571.59
								20% Penalty	\$918.76
								Total Tax Due	\$6,490.35

THESE TAXES ARE DUE AND PAYABLE ON: February 9, 2000

DATE: 1/7/00

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



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