

**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): Jemma Mathew

Legal Description: Ptn of Lt 2 S/P#PL00-00157 in Sec. 15, Twp. 35, Rge. 7 as described on pg 2
O/S#397 AF#763656 1973

Assessor's Property Tax Parcel or Account Number: P117707

Reference Numbers of Documents Assigned or Released: C/U Vio#47-2001

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 Chapter 84.34 RCW
- ☐ Change to a use resulting in disqualification
- ☐ Exempt Owner
- ☐ Notice of Continuance not signed
- ☐ Other

(state specific reason)

Property Description Summary

PROPERTY ID..... P117707
XREF.ID..... 350715-1-004-0700

LEGAL DESCRIPTION... O/S#397 AF#763656 1973 LOT 2 SHORT PLAT#PL#00-00157
AF#200101110136 EXCEPT THE FOLLOWING PORTION OF LOT 2:
BEGINNING ON THE SOUTH LINE OF THE SW1/4 NE1/4, 400 FEET
EAST OF SW CORNER SAID POINT BEING THE SW CORNER OF B.R.
CLAYBO TRACT AF#834042; THENCE NORTH ALONG THE WEST LINE OF
SAID TRACT 208 FEET TO THE NW CORNER THEREOF; THENCE WEST
PARALLEL WITH THE WEST LINE 240 FEET; THENCE SOUTH PARALLEL
WITH THE WEST LINE OF SAID SUBDIVISION TO SOUTH LINE
THEREOF; THENCE EAST ALONG THE SOUTH LINE TO THE POINT OF
BEGINING.

SITUS ADDRESS..... 8366 EMMANUEL LANE
CONCRETE, WA 98237
SITUS CSZ..... CONCRETE, WA 98237

OWNER NAME..... MATHew JEMMA
OWNER ADDR 2..... 1238 OKANAGAN PL
CITY, STATE ZIP.... NANIMO BC V9R5Z5

1 records listed.



200108290128
Skagit County Auditor

8/29/2001 Page 2 of 4 2:19:56PM

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.
 - 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.
 - 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.
 - 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.
 - 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 homesite value).
 - h) Removal of land from classification after enactment of a statutory exemption that qualifies the land for exemption and receipt of notice from the owner to remove the land from classification.
 - i) The creation, sale, or transfer of forestry riparian easements under RCW 76.13.120.
 - j) The creation, sale, or transfer of a fee interest or a conservation easement for the riparian open space program under RCW 76.09.040.

Ronda S. White
County Assessor or Deputy

8/29/01
Date



REMOVAL OF CURRENT USE ASSESSMENT
AND COMPENSATING TAX CALCULATIONS

To: MATHEW JEMMA
1238 OKANAGAN PL
NANIMO, BC V9R5Z5

Account Number: 350715-1-004-0700 (P117707)

Levy Code: 3405

Legal Description: O/S#397 AF#763656 1973 LOT 2 SHORT PLAT#PL#00-00157 AF#200
101110136 EXCEPT THE FOLLOWING PORTION OF LOT 2: BEGINNING
ON THE SOUTH LINE OF THE SW1/4 NE1/4, 400 FEET EAST OF SW

Violation Number: 47-2001

Date of Removal: 08/29/01 Date Notice sent to Owner: 08/30/01

Date Notice sent to Treasurer: 08/29/01

Auditor's File #: 763656

You are hereby notified that the above described property has been
removed from

The reason for the removal is: OWNER'S REQUEST FOR WITHDRAWAL.

Open Space Violation Calculation

Violation Date 08/2001							
Tx Yr	Levy Rate	Market Value	Current Value	Use A/V	Tax Difference	Int	Totals
01	11.4660	18,800	2,790	16,010	\$183.57	4%	\$190.91
00	11.7375	33,900	2,700	31,200	\$366.21	16%	\$424.80
99	11.5497	33,900	2,700	31,200	\$360.35	28%	\$461.25
98	11.6042	33,900	2,700	31,200	\$362.05	40%	\$506.87
97	11.3483	33,900	2,700	31,200	\$354.07	52%	\$538.19
96	10.2297	18,800	2,700	16,100	\$164.70	64%	\$270.11
95	9.7869	23,500	2,700	20,800	\$203.57	76%	\$358.28
Subtotal							\$2,750.41
20% Penalty on							\$2,559.50
							\$511.90
Total Tax Due							\$3,262.31

These taxes are due and payable on or before 09/29/01.
This is also a lien date.

08/29/01

Skagit County Treasurer
P.O. Box 518
Mount Vernon, WA 98273
336-9350



200108290128
Skagit County Auditor