



200110110065  
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): Reta Woodward

Legal Description: Ptn of Lt 4 S/P#95-019 in Sec. 26, Twp. 33, Rge. 4 as described on pg 2  
O/S#181 AF#832536 1975

Assessor's Property Tax Parcel or Account Number: P17330

Reference Numbers of Documents Assigned or Released: C/U Vio#59-2001

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..... P17330  
XREF.ID..... 330426-1-001-0103

LEGAL DESCRIPTION... O/S#181 AF#832536 1975 LOT 4 OF SHORT PLAT#95-019  
AF#9608220061 LOCATED IN NE1/4 NE1/4 EXCEPT THAT PORTION OF  
LOT 4 DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF  
SAID LOT 4; THENCE NORTH 01-14-02 WEST ALONG THE WEST LINE  
OF SAID LOT 4 TO AN INTERSECTION WITH THE MOST SOUTHERLY  
EXISTING FENCE AS SHOWN ON THE FACE OF SAID SHORT PLAT;  
THENCE SOUTHEASTERLY ALONG SAID EXISTING FENCE TO ITS  
INTERSECTION WITH THE SOUTH LINE OF SAID LOT 4; THENCE SOUTH  
88-45-58 WEST ALONG SAID SOUTH LINE TO THE POINT OF  
BEGINNING. ALSO EXCEPT THAT PORTION OF LOT 4 DEFINED AS  
FOLLOWS: BEGINNING AT THE MOST NORTHERLY SE CORNER OF SAID  
LOT 4; THENCE SOUTH 88-45-58 WEST ALONG THE SOUTH LINE OF  
SAID LOT 4, 197.10 FEET; THENCE SOUTH 17-34-29 WEST, 387.38  
FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTHWESTERLY  
ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 30  
FEET THROUGH A CENTRAL ANGLE FO 47-59-28 AN ARC DISTANCE FO  
25.13 FEET; THENCE SOUTH 30-25-00 EAST, 168.13 FEET;  
THENCE SOUTH 69-57-49 WEST, 20.34 FEET; THENCE NORTH  
30-25-00 WEST, 159.80 FEET; THENCE NORTH 17-34-29 EAST,  
40.28 FEET TO THE TRUE POINT OF BEGINNING

SITUS ADDRESS..... 22855 COYOTE LANE  
MOUNT VERNON, WA 98273  
SITUS CSZ..... MOUNT VERNON, WA 98273  
OWNER NAME..... WOODWARD RETA J  
OWNER ADDR 2..... 22855 COYOTE LN  
CITY, STATE ZIP.... MOUNT VERNON WA 98274

1 records listed.



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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 had 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.

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

10/11/01  
\_\_\_\_\_  
Date



REMOVAL OF CURRENT USE ASSESSMENT  
AND COMPENSATING TAX CALCULATIONS

To: WOODWARD RETA J  
22855 COYOTE LN  
MOUNT VERNON, WA 98274

Account Number: 330426-1-001-0103 (P17330)

Levy Code: 2675

Legal Description: O/S#181 AF#832536 1975 LOT 4 OF SHORT PLAT#95-019 AF#96082  
20061 LOCATED IN NE1/4 NE1/4 EXCEPT THAT PORTION OF LOT 4  
DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF SAID

Violation Number: 59-2001

Date of Removal: 10/11/01 Date Notice sent to Owner: 10/12/01

Date Notice sent to Treasurer: 10/11/01

Auditor's File #: 832536

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

The reason for the removal is: NO LONGER QUALIFIES.

Open Space Violation Calculation

Violation Date 10/2001							
Tx Yr	Levy Rate	Market Value	Current Value Use	Value A/V Difference	Tax Difference	Int	Totals
01	12.2093	11,400	300	11,100	\$135.52	6%	\$143.65
00	12.0917	11,400	300	11,100	\$134.22	18%	\$158.38
99	12.5477	11,400	300	11,100	\$139.28	30%	\$181.06
98	12.3276	11,400	400	11,000	\$135.60	42%	\$192.55
97	12.1104	11,490	260	11,230	\$136.00	54%	\$209.44
96	12.3051	11,800	300	11,500	\$141.51	66%	\$234.91
95	13.2946	11,800	300	11,500	\$152.89	78%	\$272.14
Subtotal							\$1,392.13
20% Penalty on						\$1,248.48	\$249.70
Total Tax Due							\$1,641.83

These taxes are due and payable on or before 11/15/01.  
This is also a lien date.

10/11/01

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



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