



200205150002

Skagit County Auditor

5/15/2002 Page 1 of 3 8:35AM

**NOTICE OF REMOVAL OF CURRENT USE CLASSIFICATION
AND ADDITIONAL TAX CALCULATIONS**
Chapter 84.34 RCW
SKAGIT COUNTY

Grantor(s): Skagit County Assessor's OfficeGrantee(s): John OlsonLegal Description: Ptn Gov. Lt 1 in Sec. 13, Twp. 33, Rge. 3 as described on attached
O/S#602 AF#761411 1973Assessor's Property Tax Parcel or Account Number: P15788 & P118832Reference Numbers of Documents Assigned or Released: C/U Vio#28-2002

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 Threat of eminent domain per RCW 84.34.108 (6) (b). No back taxes due.
(state specific reason)

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.

Rinda S. White

County Assessor or Deputy

5/15/02

Date



200205150002
Skagit County Auditor

DESCRIPTION:

That portion of Government Lot 1, Section 13, Township 33 North, Range 3 East, W.M., lying North of a line extended West to the Skagit River from the Southwest corner of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 18, Township 33 North, Range 4 East, W.M., EXCEPT the following described tracts:

Beginning at a point 148.5 feet West and 18 feet South of the Northeast corner of Lot 1;
thence South 30 feet;
thence East 50 feet;
thence North 30 feet;
thence West 50 feet to the point of beginning,

ALSO EXCEPT road right of way 16.5 feet wide along the North line of Lot 1 to said excepted tract from the Northeast corner of Lot 1, AND EXCEPT dike right of way, AND EXCEPT dike road.

ALSO EXCEPT that portion conveyed to Dike District No. 3 by instrument dated July 9, 1963, recorded August 16, 1963, under Auditor's File No. 639687.

ALSO EXCEPT the North 240 feet of said Lot 1.

Situate in the County of Skagit, State of Washington.



200205150002

Skagit County Auditor

5/15/2002 Page 3 of 3 8:35AM