

When Recorded Return to:



200403010099
Skagit County Auditor

3/1/2004 Page 1 of 5 11:10AM

**NOTICE OF REMOVAL OF CURRENT USE CLASSIFICATION
AND ADDITIONAL TAX CALCULATIONS**

Chapter 84.34 RCW

Skagit COUNTY

Grantor(s): Skagit County Assessors

Grantee(s): Elmer Jensen

Legal Description: Pth NW 1/4 Sec. 5, Twp 37, Rge 3

See attached

ols # 115 AF# 777959 1979

Assessor's Property Tax Parcel or Account Number: P21119

Reference Numbers of Documents Assigned or Released: Clu vio# 12-2004

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)

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)(e) (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;
 - k) The sale or transfer of land within two years after the death of the owner of at least a fifty percent interest in the land if the land has been assessed and valued as classified forest land, designated as forest land under chapter 84.33 RCW, or this chapter 84.34 RCW continuously since 1993;
 - l) The sale or transfer of land after the death of the owner of at least a fifty percent interest in the land if the land has been assessed and valued as classified forest land, designated as forest land under chapter 84.33 RCW, or this chapter 84.34 RCW, continuously since 1993, and the sale or transfer takes place within two years after July 22, 2001, and the death of the owner occurred after January 1, 1991; or
 - m) The date of death shown on a death certificate is the date used.

Hinda S. White
County Assessor or Deputy

3-1-04
Date

(See Next Page for Current Use Assessment Additional Tax Statement.)



Exhibit "A"

That portion of the NW ¼ of Section 5, Township 34 North, Range 3 E.W.M., described as follows: Beginning at a post on the South line of Skagit Highway 346.5 feet West and 30 feet South of the Northeast corner of said subdivision; thence West, parallel to the North line of said subdivision, 1034 feet; thence South 14°20' East 560 feet; thence East 896 feet; thence North 543 feet to the place of beginning; EXCEPT that portion, if any, lying within the East 346.5 feet of said subdivision; ALSO EXCEPT that portion, if any, lying within the boundaries of a tract conveyed to Skagit County for road purposes by deed dated August 25, 1664, recorded August 25, 1964 under Auditor's file No. 655065; AND ALSO EXCEPT the West 5 acres of the above described tract of land.

Situate in Skagit County, State of Washington.



200403010099

Skagit County Auditor

AND COMPENSATING TAX CALCULATIONS
REMOVAL OF CURRENT USE ASSESSMENT

To: Elmer Jensen
13290 Bayview Road
Mt. Vernon, WA. 98273

ACCOUNT NUMBER:	P21119
LEGAL DESCRIPTION:	See attached
VIOLATION NUMBER:	12-2004
DATE OF REMOVAL:	3-1-04
DATE SENT TO TREASURER:	3-2-04
DATE SENT TO OWNER:	3-2-04
YOU ARE HEARBY NOTIFIED THE ABOVE DESCRIBED PROPERTY HAS BEEN REMOVED FROM:	Farm and Agriculture
THE REASON FOR REMOVAL IS:	

OPEN SPACE VIOLATION CALCULATION

Levy Code	1125	Violation Date	04-Feb						
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	2004	12.1906	33,750	\$411.43	1,050	\$12.80	\$398.63	0%	\$398.63
2	2003	12.1135	33,700	\$408.22	800	\$9.69	\$398.53	10%	\$438.38
3	2002	12.5553	25,000	\$313.88	1,000	\$12.56	\$301.33	22%	\$367.62
4	2001	-	0	\$0.00	0	\$0.00	\$0.00	34%	\$0.00
5	2000	-	0	\$0.00	0	\$0.00	\$0.00	46%	\$0.00
6	1999	-	0	\$0.00	0	\$0.00	\$0.00	58%	\$0.00
7	1998	-	0	\$0.00	0	\$0.00	\$0.00	70%	\$0.00
								Subtotal	\$1,204.63
								20% Pena	\$161.20
								Total Tax Due	\$1,365.83

THESE TAXES ARE DUE AND PAYABLE ON: April 4, 2004

DATE: 03/01/2004

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



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4 of

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OPEN SPACE VIOLATION CALCULATION

Levy Code		1120		Violation Date		04-Feb					
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	2004	12.2286	0	\$0.00	0	\$0.00	\$0.00	0%	\$0.00		
2	2003	12.4790	0	\$0.00	0	\$0.00	\$0.00	10%	\$0.00		
3	2002	12.8868	0	\$0.00	0	\$0.00	\$0.00	22%	\$0.00		
4	2001	12.9039	25,000	\$322.60	1,700	\$21.94	\$300.66	34%	\$402.88		
5	2000	13.1603	25,000	\$329.01	1,700	\$22.37	\$306.63	46%	\$447.68		
6	1999	13.2064	25,000	\$330.16	1,700	\$22.45	\$307.71	58%	\$486.18		
7	1998	12.8981	25,000	\$322.45	1,700	\$21.93	\$300.53	70%	\$510.90		
								Subtotal	\$1,847.64		
								20% Pena	\$369.53		
								Total Tax Due	\$2,217.17		

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5 of

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