

When Recorded Return to:



200406230138

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 Assessors Office

Grantee(s): Ron and Kathy Van Luven

Legal Description: A ptn in NW1/4 of Sec. 33, Twp. 35, Rge. 4 as described on attached

O/S#8 AF#9803180106 1999

Assessor's Property Tax Parcel or Account Number: P121701 and P121702

Reference Numbers of Documents Assigned or Released: C/U Vlo#50-2004

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 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)(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.

County Assessor or Deputy

  
Linda S. White, Current Use Specialist

Date June 23, 2004

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

REV 64 0023-2 (7/21/03)



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**AND COMPENSATING TAX CALCULATIONS  
REMOVAL OF CURRENT USE ASSESSMENT**

To: Ron and Kathy Van Luven  
11253 Peacock Lane  
Burlington, WA. 98233

ACCOUNT NUMBER:	P121701
LEGAL DESCRIPTION:	See attached
VIOLATION NUMBER:	50-2004
DATE OF REMOVAL:	6-23-04
DATE SENT TO TREASURER:	6-23-04
DATE SENT TO OWNER:	6-24-04
YOU ARE HEARBY NOTIFIED THE ABOVE DESCRIBED PROPERTY HAS BEEN REMOVED FROM:	Farm and Agriculture
THE REASON FOR REMOVAL IS:	No longer qualifies.

**OPEN SPACE VIOLATION CALCULATION**

Levy Code	1195	Violation Date	04-Jun						
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	12.9737	1,380	\$17.90	170	\$2.21	\$15.70	2%	\$16.01
2	2003	13.0618	1,300	\$16.98	100	\$1.31	\$15.67	14%	\$17.86
3	2002	13.3945	1,300	\$17.41	100	\$1.34	\$16.07	26%	\$20.25
4	2001	13.5609	1,300	\$17.63	100	\$1.36	\$16.27	38%	\$22.45
5	2000	13.8344	1,300	\$17.98	100	\$1.38	\$16.60	50%	\$24.90
6	1999	13.8658	1,300	\$18.03	100	\$1.39	\$16.64	62%	\$26.96
7	1998	13.5248	0	\$0.00	0	\$0.00	\$0.00	74%	\$0.00
Subtotal									\$128.43
20% Pena									\$22.48
Total									
Tax Due									\$150.91

THESE TAXES ARE DUE AND PAYABLE ON: July 28, 2004

DATE: 06/23/2004

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



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**AND COMPENSATING TAX CALCULATIONS  
REMOVAL OF CURRENT USE ASSESSMENT**

To: Ron and Kathy Van Luven  
11253 Peacock Lane  
Burlington, WA. 98233

ACCOUNT NUMBER:	P121702
LEGAL DESCRIPTION:	See attached
VIOLATION NUMBER:	50-2004
DATE OF REMOVAL:	6-23-04
DATE SENT TO TREASURER:	6-23-04
DATE SENT TO OWNER:	6-24-04
YOU ARE HEARBY NOTIFIED THE ABOVE DESCRIBED PROPERTY HAS BEEN REMOVED FROM:	Farm and Agriculture
THE REASON FOR REMOVAL IS:	No longer qualifies.

**OPEN SPACE VIOLATION CALCULATION**

Levy Code	1195	Violation Date	04-Jun						
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	12.9737	10,140	\$131.55	1,280	\$16.61	\$114.95	2%	\$117.25
2	2003	13.0618	10,100	\$131.92	1,300	\$16.98	\$114.94	14%	\$131.03
3	2002	13.3945	10,100	\$135.28	1,400	\$18.75	\$116.53	26%	\$146.83
4	2001	13.5609	10,100	\$136.97	1,400	\$18.99	\$117.98	38%	\$162.81
5	2000	13.8344	10,100	\$139.73	1,400	\$19.37	\$120.36	50%	\$180.54
6	1999	13.8658	10,100	\$140.04	1,300	\$18.03	\$122.02	62%	\$197.67
7	1998	13.5248	0	\$0.00	0	\$0.00	\$0.00	74%	\$0.00
Subtotal									\$936.13
20% Pena									\$163.78
Total Tax Due									\$1,099.91

THESE TAXES ARE DUE AND PAYABLE ON: July 28, 2004

DATE: 06/23/2004

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



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**STATUTORY WARRANTY DEED**  
**with**  
**BOUNDARY LINE ADJUSTMENT**

The Grantors, Ron T. Van Luven and Kathy F. Van Luven, husband and wife, for and in the consideration of Ten Dollars (\$10) and other valuable consideration in hand paid, and to effect a boundary line adjustment, convey and warrant to Grantee, Western Washington Corporation of Seventh Day Adventist, a Washington public benefit corporation, the real property described as follows:

The West 200 feet of Lot 2 of Skagit County Short Plat 90-76, approved March 11, 1991 and recorded March 11, 1991, in Volume 9 of Short Plats at pages 327 and 328 under Auditor's File No. 9103130025, being a portion of the Northwest ¼ of the Northwest ¼ of Section 33, Township 35 North, Range 4 East, W.M., said property to aggregate with Grantee's property (Lot 1 of said Short Plat 90-76);

**SUBJECT** to a non-exclusive easement for utilities over-under and across the South ten feet of the West 200 feet of Lot 2 of said Short Plat 90-76; and

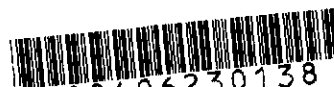
**FURTHER SUBJECT** to a non-exclusive easement for ingress-egress and utilities over, under and across the following described portion of said Lot 2 commencing at the Southwest corner of said Lot 2, said point is on the East right-of-way line of Peacock Lane; thence North 0° 04' 15" West along the West line of said Lot 2 a distance of 183.23 feet to the TRUE POINT OF BEGINNING; thence North 89° 55' 45" East, parallel to the South line of said Lot 2, a distance of 200.00 feet to the East line of the West 200.00 feet of said Lot 2; thence North 0° 04' 15" West along said East line, 20.00 feet; thence South 89° 55' 45" West 150.00 feet; thence North 76° 34' 29" West 51.42 feet to the West line of said Lot 2; thence South 0° 04' 15" East along said line, 32.00 feet to the TRUE POINT OF BEGINNING; and

**FURTHER SUBJECT** to easements of record.

Situate in the city of Burlington, county of Skagit, state of Washington.

Boundary Line Adjustment  
Approved by:

This Boundary Line Adjustment is not for the purpose of creating an additional building lot.



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