

When Recorded Return to:



200509220001  
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): Jame Francis

Legal Description: Ptn Gov. Lt 2 Sec. 5, Twp 34, Rge 3

See attached

0/s#51 8101280032 1982

Assessor's Property Tax Parcel or Account Number: P21124

Reference Numbers of Documents Assigned or Released: Quvio #56-2005

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

Date

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

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



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### Legal description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

That portion of Government Lot 2, Section 5, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point 233 feet East and 15.6 feet South of the Northwest corner of said Government Lot 2, (said point being also the South line of County road); thence continue East along South line of the County Road, 209 feet; thence South parallel to the West boundary of Government Lot 2, 600 feet; thence Westerly parallel to the South line of County road, 209 feet; thence North, 600 feet, more or less, to the point of beginning.



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REMOVAL OF CURRENT USE ASSESSMENT  
AND COMPENSATING TAX CALCULATIONS

To: FRANCIS JAMES K  
2217 BUTLER CREEK RD  
SEDRO WOOLLEY, WA 98284

Account Number: 340305-0-020-0008 (P21124)  
Levy Code: 1125  
Legal Description: TAX 10 BEG 233FT E & 15.6FT S OF NW1/4 CSD LT 2-SD PT BEIN  
G ALSO S LI CO RD-TH ALG S LI CO RD ELY 209FT TH S PLT W L  
I LT 2 600FT TH WLY PLT S LI CO RD 209FT TH NLV 600FT M/L  
Violation Number: 56-2005  
Date of Removal: 09/22/05 Date Notice sent to Owner: 09/23/05  
Date Notice sent to Treasurer: 09/22/05  
Auditor's File #: 8101280032  
You are hereby notified that the above described property has been  
removed from  
The reason for the removal is: NO LONGER QUALIFIES/OWNERS REQUEST.

Open Space Violation Calculation

Violation Date 09/2005							
Tx Yr	Levy Rate	Market Value	Current Value Use A/V	Value Difference	Tax Difference	Int	Totals
05	11.8704	16,600	300	16,300	\$193.49	5%	\$203.16
04	12.1906	16,600	300	16,300	\$198.71	17%	\$232.49
03	12.1135	16,600	300	16,300	\$197.45	29%	\$254.71
02	12.5553	9,900	300	9,600	\$120.53	41%	\$169.95
01	0.0000	9,900	300	9,600	\$0.00	53%	\$0.00
00	0.0000	9,900	300	9,600	\$0.00	65%	\$0.00
99	0.0000	9,900	300	9,600	\$0.00	77%	\$0.00
Subtotal					\$710.18		\$860.31
20% Penalty on					\$657.15		\$131.43
Total Tax Due							\$991.74

These taxes are due and payable on or before 10/24/05.  
This is also a lien date.

09/22/05

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



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AND COMPENSATING TAX CALCULATIONS  
REMOVAL OF CURRENT USE ASSESSMENT

To: James Francis  
2217 Butler Creek Road  
Sedro Woolley, WA. 98284

ACCOUNT NUMBER:	P21124
LEGAL DESCRIPTION:	see attached
VIOLATION NUMBER:	56-2005
DATE OF REMOVAL:	9-22-05
DATE SENT TO TREASURER:	9-22-05
DATE SENT TO OWNER:	9-23-05
YOU ARE HEARBY NOTIFIED THE ABOVE DESCRIBED PROPERTY HAS BEEN REMOVED FROM:	Farm and Agriculture
THE REASON FOR REMOVAL IS:	No longer qualifies/Owners Request.

OPEN SPACE VIOLATION CALCULATION

Levy Code	1120	Violation Date	05-Sep						
No. of Years	Tax Year	Levy Rate	Market Value	Market A/V Tax	Current Use A/V	Current Use Tax	Tax Difference	Interest	
1	2005	11.9332	0	\$0.00	0	\$0.00	\$0.00	5%	\$0.00
2	2004	12.2286	0	\$0.00	0	\$0.00	\$0.00	17%	\$0.00
3	2003	12.4790	0	\$0.00	0	\$0.00	\$0.00	29%	\$0.00
4	2002	12.8868	0	\$0.00	0	\$0.00	\$0.00	41%	\$0.00
5	2001	12.9039	9,900	\$127.75	300	\$3.87	\$123.88	53%	\$189.54
6	2000	13.1603	9,900	\$130.29	300	\$3.95	\$126.34	65%	\$208.46
7	1999	13.2064	9,900	\$130.74	300	\$3.96	\$126.78	77%	\$224.40
Subtotal							\$377.00		\$622.40
								20% Penalty	\$124.48
								Total Tax Due	\$746.88

THESE TAXES ARE DUE AND PAYABLE ON: October 24, 2005

DATE: 09/22/2005

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



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