

When Recorded Return to:



200509300001

Skagit County Auditor

9/30/2005 Page 1 of 3 8:34AM

**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): Robin Hill, LLC

Legal Description:

Lot 1 Short Plat#97-0058 in Section 32, Township 36, Range 6

O/S#652 AF#761871 1973

Assessor's Property Tax Parcel or Account Number: P50450

Reference Numbers of Documents Assigned or Released: C/U Vio#59-2005

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

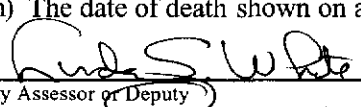
(state specific reason)

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

9/29/05
Date

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



200509300001

Skagit County Auditor

REMOVAL OF CURRENT USE ASSESSMENT
AND COMPENSATING TAX CALCULATIONS

To: ROBIN HILL LLC
C/O JOHN A MAXWELL
8040 NE 8 ST
MEDINA, WA 98039

Account Number: 360432-1-003-0001 (P50450)
Levy Code: 1155
Legal Description: O/S#652 761871 1973 LOT 1 SHORT PLAT#97-0058 AF#2003121601
16 LOCATED IN THE NE1/4 OF SECTION 32.
Violation Number: 59-2005
Date of Removal: 09/29/05 Date Notice sent to Owner: 10/03/05
Date Notice sent to Treasurer: 09/30/05
Auditor's File #: 761871
You are hereby notified that the above described property has been
removed from
The reason for the removal is: OWNERS REQUEST.

Open Space Violation Calculation

Violation Date 09/2005							
Tx Yr	Levy Rate	Market Value	Current Value	Use A/V Difference	Tax Difference	Int	Totals
05	12.1788	70,000	900	69,100	\$841.56	5%	\$883.64
04	12.7182	36,300	1,000	35,300	\$448.95	17%	\$525.27
03	12.8163	36,200	700	35,500	\$454.98	29%	\$586.92
02	13.2706	29,000	1,000	28,000	\$371.58	41%	\$523.93
01	13.3853	29,000	1,000	28,000	\$374.79	53%	\$573.43
00	13.6425	26,300	1,000	25,300	\$345.16	65%	\$569.51
99	13.6841	26,300	1,000	25,300	\$346.21	77%	\$612.79
Subtotal					\$3,183.23		\$4,275.49
20% Penalty on					\$3,391.85		\$678.37
Total Tax Due							\$4,953.86

These taxes are due and payable on or before 10/31/05.
This is also a lien date.

09/29/05

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



200509300001
Skagit County Auditor