

When Recorded Return to:



200510250121

Skagit County Auditor

10/25/2005 Page 1 of 7 12:29PM

**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): John and Gayle Lange

Legal Description:

A portion in the N1/2 in Sec. 18, Twp. 35, Rge 5 as described on attached.

O/S#5 AF#824088 1976

Assessor's Property Tax Parcel or Account Number: P39370, P39391, P39361

Reference Numbers of Documents Assigned or Released: C/U Vio#64-2005

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

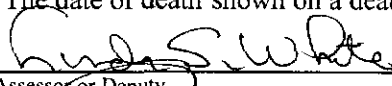
(state specific reason)

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

10/25/05
Date

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



200510250121
Skagit County Auditor

DESCRIPTION:

That portion of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 18, Township 35 North, Range 5 East, W.M., lying Northerly of McGarigle Road, ALSO the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 18, Township 35 North, Range 5 East, W.M., lying Northerly of McGarigle Road, ALSO AND TOGETHER WITH that portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 18, Township 35 North, Range 5 East, W.M., lying Northeasterly of the Westerly line of the Westerly Bonneville Power Easement and lying Southeasterly of the Northerly line of the abandoned Great Northern Railway right of way and lying Southwesterly of the following described line:
Beginning at a point on the East line of said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, said point being 439.24 feet North of the Southeast corner of said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$;
thence North $59^{\circ}10'41''$ West, 233.0 feet, more or less, to a point on the Northwesterly line of the abandoned Great Northern Railway right of way and the termination point of said line.

EXCEPT therefrom that portion platted as Sauk Mountain View Estates – South, a Planned Residential Development, as recorded under Auditor's File No. 200306090032, records of the Skagit County Auditor's Office, AND EXCEPT that portion platted as Sauk Mountain View Estates – South – APRD – Phase 3 as recorded under Auditor's File No. 200505260107, AND EXCEPT that portion the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ lying Northerly of the Southerly line of Portobello Avenue, AND ALSO EXCEPT the following described tracts:

Tract A:

That portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 18, Township 35 North, Range 5 East, W.M., described as follows:
Beginning at a point on the West 20 foot right of way line of Fruitdale Road, 521.62 feet North of the Southeast corner of said Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, said point also being the Northeast corner of a tract of land conveyed to Cascade Natural Gas Corporation by Correction Deed dated August 3, 1957, and recorded in Volume 289, page 677, records of Skagit County, Washington;
thence South along said West right of way line of Fruitdale Road 120 feet, more or less, to the Southeast corner of that parcel conveyed by instrument recorded under Auditor's File No. 200212050129, records of Skagit County, Washington;
thence West 70.0 feet;
thence North 220.00 feet;
thence East 70 feet to the Northeast corner of a parcel of land conveyed to El Paso National Gas Company by Correction Statutory Warranty Deed recorded August 26, 1965, under Skagit County Auditor's File No. 670920;
thence South along the East line of said parcel 100.0 feet to the true point of beginning.

Tract B:

That portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 18, Township 35 North, Range 5 East, W.M., lying Northwesterly of the following described line:
Beginning at the Southwest corner of Lot 21 within the Plat of Sauk Mountain View Estates-South, a planned residential development, as recorded under Auditor's File No. 200306090032, records of Skagit County Auditor's Office;
thence South $19^{\circ}36'17''$ West, 40.93 feet;
thence South $38^{\circ}43'16''$ East 58.56 feet;



200510250121
Skagit County Auditor

10/25/2005 Page

3 of

7 12:29PM

DESCRIPTION CONTINUED:

Tract B continued:

thence South 21°02'28" West, 60.58 feet;
thence South 50°02'25" West, 86.57 feet;
thence South 31°52'47" West, 31.08 feet;
thence South 48°07'50" West, 97.92 feet;
thence South 31°49'29" West, 113.71 feet, more or less, to a point on the West line of said Southwest ¼
of the Northeast ¼ and the termination point of said line.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.



200510250121
Skagit County Auditor

10/25/2005 Page

4 of

7 12:29PM

REMOVAL OF CURRENT USE ASSESSMENT
AND COMPENSATING TAX CALCULATIONS

To: LANGE JOHN A
LANGE GAYLE
1427 231ST ST SE
BOTHELL, WA 98021

Account Number: 350518-2-004-0006 (P39370)

Levy Code: 0935

Legal Description: OPEN SPACE#58 #824088 1976 SE1/4 NW1/4 S & E OF NP RLY & A
BAND 100 FT R/W ADJ EXCEPT THAT PORTION LYING SOUTHWESTERL
Y OF THE SOUTHWESTERLY LINE OF THE BONNEVILLE POWERLINE RI

Violation Number: 64-2005

Date of Removal: 10/25/05 Date Notice sent to Owner: 10/26/05

Date Notice sent to Treasurer: 10/25/05

Auditor's File #: 824088

You are hereby notified that the above described property has been
removed from

The reason for the removal is: NOTICE OF CONTINUANCE NOT SIGNED.

Open Space Violation Calculation

Violation Date 10/2005							
Tx Yr	Levy Rate	Market Value	Current Value	Use A/V Difference	Tax Difference	Int	Totals
05	11.6345	105,900	2,300	103,600	\$1,205.33	6%	\$1,277.65
04	12.9605	90,600	2,300	88,300	\$1,144.41	18%	\$1,350.40
03	13.0249	90,210	2,200	88,010	\$1,146.32	30%	\$1,490.22
02	13.2319	89,700	2,300	87,400	\$1,156.47	42%	\$1,642.19
01	13.2819	156,900	2,100	154,800	\$2,056.04	54%	\$3,166.30
00	13.2478	156,900	2,100	154,800	\$2,050.76	66%	\$3,404.26
99	14.2463	89,900	2,100	87,800	\$1,250.83	78%	\$2,226.48
Subtotal					\$10,010.16		\$14,557.50
20% Penalty on					\$13,279.85		\$2,655.97
Total Tax Due							\$17,213.47

These taxes are due and payable on or before 11/29/05.
This is also a lien date.

10/25/05

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



200510250121
Skagit County Auditor

10/25/2005 Page 5 of 7 12:29PM

REMOVAL OF CURRENT USE ASSESSMENT
AND COMPENSATING TAX CALCULATIONS

To: LANGE JOHN A
LANGE GAYLE
1427 231ST ST SE
BOTHELL, WA 98021

Account Number: 350518-4-012-0002 (P39391)
Levy Code: 0935
Legal Description: NW1/4 SE1/4 N & W OF CO RD O/S#58 AF824088 1976
Violation Number: 64-2005
Date of Removal: 10/25/05 Date Notice sent to Owner: 10/26/05
Date Notice sent to Treasurer: 10/25/05
Auditor's File #: 824088
You are hereby notified that the above described property has been
removed from
The reason for the removal is: NOTICE OF CONTINUANCE NOT SIGNED.

Open Space Violation Calculation

Violation Date 10/2005							
Tx Yr	Levy Rate	Market Value	Current Value	Use A/V Difference	Tax Difference	Int	Totals
05	11.6345	220,800	3,100	217,700	\$2,532.83	6%	\$2,684.80
04	12.9605	168,500	3,500	165,000	\$2,138.48	18%	\$2,523.41
03	13.0249	168,500	3,400	165,100	\$2,150.41	30%	\$2,795.53
02	13.2319	168,500	3,800	164,700	\$2,179.29	42%	\$3,094.59
01	13.2819	84,100	3,800	80,300	\$1,066.54	54%	\$1,642.47
00	13.2478	84,100	3,800	80,300	\$1,063.80	66%	\$1,765.91
99	14.2463	93,200	3,800	89,400	\$1,273.62	78%	\$2,267.04
Subtotal					\$12,404.97		\$16,773.75
20% Penalty on					\$14,088.95		\$2,817.79
Total Tax Due							\$19,591.54

These taxes are due and payable on or before 11/29/05.
This is also a lien date.

10/25/05

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



200510250121
Skagit County Auditor

10/25/2005 Page

6 of

7 12:29PM

REMOVAL OF CURRENT USE ASSESSMENT
AND COMPENSATING TAX CALCULATIONS

To: LANGE JOHN A
LANGE GAYLE
1427 231ST ST SE
BOTHELL, WA 98021

Account Number: 350518-1-004-0107 (P39361)

Levy Code: 0935

Legal Description: OPEN SPACE #58 #824088 1976 SW1/4 NE1/4 N OF RLY LESS STRIP TO CO INC 100FT ABND R/W & RT #0-039-00 & 0-040-00 EXCEPT THAT PORTION OF THE FOLLOWING LYING WITHIN THE ABOVE DES

Violation Number: 64-2005

Date of Removal: 10/25/05 Date Notice sent to Owner: 10/26/05

Date Notice sent to Treasurer: 10/25/05

Auditor's File #: 824088

You are hereby notified that the above described property has been removed from

The reason for the removal is: NOTICE OF CONTINUANCE NOT SIGNED.

Open Space Violation Calculation

Violation Date 10/2005							
Tx Yr	Levy Rate	Market Value	Current Value	Use A/V Difference	Tax Difference	Int	Totals
05	11.6345	208,300	6,600	201,700	\$2,346.68	6%	\$2,487.48
04	12.9605	208,300	6,600	201,700	\$2,614.13	18%	\$3,084.67
03	13.0249	193,660	6,410	187,250	\$2,438.91	30%	\$3,170.58
02	13.2319	178,500	7,300	171,200	\$2,265.30	42%	\$3,216.73
01	13.2819	178,500	7,300	171,200	\$2,273.86	54%	\$3,501.74
00	13.2478	178,500	7,300	171,200	\$2,268.02	66%	\$3,764.91
99	14.2463	177,900	7,300	170,600	\$2,430.42	78%	\$4,326.15
Subtotal					\$16,637.32		\$23,552.26
20% Penalty on					\$21,064.78		\$4,212.96
Total Tax Due							\$27,765.22

These taxes are due and payable on or before 11/29/05.
This is also a lien date.

10/25/05

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



200510250121
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