

When Recorded Return to:



200704030002

Skagit County Auditor

4/3/2007 Page 1 of 4 8:41AM

**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): Robert and Cheryl Schmitt

Legal Description:

Ptn Tr 9 Upland Survey in Sec. 25, Twp. 34, Rge. 4 as described on attached.

O/S#54 AF#751841 1973

Assessor's Property Tax Parcel or Account Number: P125963

Reference Numbers of Documents Assigned or Released: C/U Vio#16-2007

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.

Anda S. White  
County Assessor or Deputy

4/2/07  
Date

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



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Skagit County Auditor

BOUNDARY LINE ADJUSTMENT  
LEGAL DESCRIPTION  
FOR  
CURTIS DOUGHERTY  
OF

A PORTION OF TRACT 9 OF "THE UPLANDS" SURVEY  
TO BE REMOVED FROM OPEN SPACE TAXATION

March 23, 2007

That portion of Tract 9 of that certain survey entitled "THE UPLANDS", filed December 14, 1982 under Auditor's File No.8212140010 in Volume 4 of Surveys, page 56 through 61, inclusive, corrected by Affidavit recorded under Auditor's File No.8212290015 records of Skagit County, Washington, described as follows:

Beginning northwest corner of said Tract 9; thence S 00°00'00" W along the west line of said Tract 9, a distance of 685.41 feet to the point of curvature of a curve to the left having a radius of 45.00 feet; thence southeasterly, easterly, northerly and northwesterly along said curve through a central angle of 225°12'13" and an arc distance of 176.87 feet; thence N 68°02'06" E, a distance of 192.99 feet; thence N 00°00'00" E, a distance of 139.85 feet; thence N 68°02'06" E, a distance of 69.20 feet; thence N 46°54'09" W, a distance of 141.94 feet; thence N 00°00'00" E, a distance of 150.70 feet; thence N 78°16'08" W, a distance of 169.76 feet to the east line of the west 50 feet of said Tract 9; thence N 00°00'00" E, a distance of 121.92 feet to the north line of said Tract 9; thence N 77°06'17" W along said north line, a distance of 51.29 feet to the point of beginning of this description.

Containing 3.00 acres.



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4/3/2007 Page

3 of

4 8:41AM

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

To: Robert and Cheryl Schmitt  
1807 E. Fox Hill St  
Mount Vernon, WA. 98273

ACCOUNT NUMBER:	P125963
LEGAL DESCRIPTION:	See attached
VIOLATION NUMBER:	16-2007
DATE OF REMOVAL:	April 2, 2007 (March interest)
DATE SENT TO TREASURER:	4-3-07
DATE SENT TO OWNER:	4-4-07
YOU ARE HEARBY NOTIFIED THE ABOVE DESCRIBED PROPERTY HAS BEEN REMOVED FROM:	Farm & Ag
THE REASON FOR REMOVAL IS:	Owners Request.

**OPEN SPACE VIOLATION CALCULATION**

Levy Code		2310	Violation Date		07-Mar					
No. of Years	Tax Year	Levy Rate	Market Value	Market A/V Tax	Current Use A/V	Current Use Tax	Tax Difference	Interest		
1	2007	10.9075	92,000	\$1,003.49	800	\$8.73	\$994.76	0%	\$994.76	
2	2006	12.2494	62,000	\$759.46	800	\$9.80	\$749.66	11%	\$832.12	
3	2005	12.9229	62,000	\$801.22	800	\$10.34	\$790.88	23%	\$972.78	
4	2004	12.4465	65,500	\$815.25	800	\$9.96	\$805.29	35%	\$1,087.14	
5	2003	12.4816	62,500	\$780.10	800	\$9.99	\$770.11	47%	\$1,132.06	
6	2002	12.7280	62,500	\$795.50	800	\$10.18	\$785.32	59%	\$1,248.66	
7	2001	12.7521	62,500	\$797.01	900	\$11.48	\$785.53	71%	\$1,343.26	
Subtotal							\$5,681.55		\$7,610.78	
								20% Penalty	\$1,323.20	
								Total Tax Due	\$8,933.98	

THESE TAXES ARE DUE AND PAYABLE ON: May 7, 2007

DATE: 04/02/2007

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



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4/3/2007 Page 4 of 4 8:41AM