



200710250089

Skagit County Auditor

When Recorded Return to:

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4 2:39PM

**NOTICE OF REMOVAL OF CURRENT USE CLASSIFICATION  
AND ADDITIONAL TAX CALCULATIONS**

Chapter 84.34 RCW

Skagit

COUNTY

Grantor(s): Skagit County Assessors OfficeGrantee(s): Benjamin and Pamela Thomas

## Legal Description:

That portion of the SW1/4 in Sec. 17, Twp. 33, Rge. 5 as described on attached.  
Removing .47 acre which is remaining ptn of home site.

O/S#99 AF#800464 1975

Assessor's Property Tax Parcel or Account Number: P126734Reference Numbers of Documents Assigned or Released: C/U Vio#51-2007

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.

Andy White  
County Assessor or Deputy

10/25/07  
Date

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



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### One (1) Acre Homesite Description

A one (1) acre homesite contains the original Parcel P18124 which has 0.53 acres and 0.47 acre that is being withdrawn from the Open Space Farm & Ag Tax Program.

The 1.0+/- acre homesite is described as follows:

Beginning at a point in the Southwest 1/4 of Section 17, Township 33 North, Range 5 East, W.M., which is 1,154.0 feet East and 655.2 feet South of the Northwest corner of the Southwest 1/4 of said Section. This point is the True Point Of Beginning being South 58 degrees 21 minutes 50 seconds East, 1,327.0 feet from said Northwest corner of the Southwest 1/4 using the West line of Section 17 as a base which bears South 2 degrees 3 minutes West; thence South 56 degrees 50 minutes 15 seconds East, 123.13 feet, thence North 51 degrees 21 minutes 21 seconds East, 186.0 feet, thence North 45 degrees 30 minutes East, 17.0 feet, thence South 43 degrees 35 minutes 19 seconds East, 25.0 feet, thence North 43 degrees East, 160.0 feet, thence North 43 degrees 35 minutes 19 seconds West, 30.0 feet, thence South 43 Degrees West, 100.0 feet, thence South 83 degrees 30 minutes West, 160.0 feet, thence North 56 degrees 30 minutes West, 153.0 feet, thence South 35 degrees West, 100.0 feet, thence South 26 degrees 23 minutes 29 seconds East, 103.41 feet to the True Point Of Beginning, containing 1.0+/- acre.



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

To: Benjamin and Pamela Thomas  
3412 West 2nd Street  
Anacortes, WA. 98221

ACCOUNT NUMBER:	P126734
LEGAL DESCRIPTION:	see attached
VIOLATION NUMBER:	51-2007
DATE OF REMOVAL:	10-25-07
DATE SENT TO TREASURER:	10-25-07
DATE SENT TO OWNER:	10-26-07
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	2315	Violation Date	07-Oct						
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	10.7234	1,600	\$17.16	100	\$1.07	\$16.09	6%	\$17.06
2	2006	12.1581	1,600	\$19.45	100	\$1.22	\$18.24	18%	\$21.52
3	2005	12.7265	1,600	\$20.36	100	\$1.27	\$19.09	30%	\$24.82
4	2004	12.2748	1,300	\$15.96	100	\$1.23	\$14.73	42%	\$20.92
5	2003	12.2645	1,300	\$15.94	100	\$1.23	\$14.72	54%	\$22.67
6	2002	12.0976	1,300	\$15.73	100	\$1.21	\$14.52	66%	\$24.10
7	2001	12.3579	1,300	\$16.07	100	\$1.24	\$14.83	78%	\$26.40
						Subtotal	\$112.22		\$157.49
								20% Penalty	\$28.09
								Total Tax Due	\$185.58

THESE TAXES ARE DUE AND PAYABLE ON: November 28, 2007

DATE: 10/25/2007

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



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