



200908030116

Skagit County Auditor

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Skagit County Auditor

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When recorded return to:

Reverse Removal per B.O.E.

Notice of Removal of Current Use Classification and Additional Tax Calculations

Chapter 84.34 RCW

Skagit

County

Grantor or County: Skagit County Assessors Office

Grantee or Property Owner: Mark and Gayle Nilson

Mailing address: P.O. Box 215

Clear Lake

WA

98235

City

State

Zip

Legal description: N1/2 NE1/4 SE14 SW1/4 in Sec. 13, Twp. 34, Rge. 4

O/S#17 AF#896254 1980

Continue clu Farm & Ag
benefit.

Assessor's parcel/account number: P107945

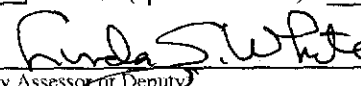
Reference numbers of documents assigned or released: C/U Vio#43-2008

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 (specific reason)


 County Assessor or Deputy

Date

9/2/09

(See next page for current use assessment additional tax statement.)

Current Use Assessment Additional Tax Statement

RCW 84.34.108(3) ... The assessor shall revalue the affected land with reference to the full market value on the date of removal of classification. Both the assessed valuation before and after removal of classification shall be listed and taxes shall be allocated according to that part of the year to which each assessed valuation applies ...

NOTE: No 20% penalty is due on the current year tax

Parcel No.: P107945 Levy Code 3352 Date of Removal 08/26/2008

1. Calculation of Current Year's Taxes to Date of Removal

No. of days in Current Use	240	/	366	=	0.65574	Proration factor	
Market Value	\$37,500	X	0.0094353	X	0.65574	Proration Factor	\$232.02
			Levy Rate				Taxes Owed
Current Use Value	\$600	X	0.0094353	X	0.65574	Proration Factor	\$3.71
			Levy Rate				Taxes Owed
							\$228.30

Amount of additional tax for current year

2. Calculation of Current Year Interest (Interest is calculated from April 30th at 1% per month through the month of removal)

Amount of Tax Difference	\$228.30	X	0%	Interest Rate	
					\$0.00
					Interest Owed

3. Calculation of Prior Year's Tax and Interest

(Interest is calculated at the rate of 1% per month from April 30 of the tax year through the month of removal)

No. of years	Tax year	Market Value	Current Use Value	Difference	Levy Rate	Additional Tax Due	Interest @ 1% per Mo. From April 30	Total Interest	Total Tax and Interest
1	2007	\$37,500	\$600	\$36,900	10.1002	\$372.70	9.00%	\$33.54	\$406.24
2	2006	\$37,500	\$500	\$37,000	11.3692	\$420.66	21.00%	\$88.34	\$509.00
3	2005	\$14,100	\$500	\$13,600	11.8393	\$161.01	33.00%	\$53.13	\$214.15
4	2004	\$14,100	\$500	\$13,600	12.9796	\$176.52	45.00%	\$79.44	\$255.96
5	2003	\$14,100	\$500	\$13,600	13.0731	\$177.79	57.00%	\$101.34	\$279.14
6	2002	\$14,000	\$400	\$13,600	13.2705	\$180.48	69.00%	\$124.53	\$305.01
7	2001	\$14,000	\$400	\$13,600	13.3086	\$181.00	81.00%	\$146.61	\$327.60
							Totals	\$626.93	\$2,297.10



4. Total Prior Year's Tax and Interest

\$2,297.10

5. 20% Penalty (applicable when classification is removed because of a change in use or owner has not complied with withdrawal procedure) Yes ☒ No ☐

\$459.42

6. Total additional tax (prior year's tax, interest, and penalty)

\$2,756.52

7. Prorated tax and interest for current year

\$228.30

8. Total additional tax, interest, and penalty (payable in full 30 days after the date the treasurer's statement is received)

\$2,984.82

9. Calculation of Tax for Remainder of Current Year

No. of days after removal	126	/	366	=	0.34426	Proration factor
Market Value	\$37,500	X	0.0094353	X	0.34426	Taxes Owed
			Levy Rate			\$121.81
Current Use Value	\$600	X	0.0094353	X	0.34426	Taxes Owed
			Levy Rate			\$1.95
						Taxes Owed
						\$119.86

Amount of additional tax for current year

Taxes are payable on regular due date and may be paid in half payments under provisions of RCW 84.56.020.



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Reclassification Option

You may apply to have the land reclassified into one of the other current use classification under chapter 84.34 RCW. If an application for reclassification is received within 30 days of this notice, no additional tax is due until the application is denied, or, if approved, the property is later removed from classification under chapter 84.34 RCW in accordance with RCW 84.34.108.

Appeal Rights

The property owner or person responsible for the payment of taxes may appeal the assessor's removal of classification to the County Board of Equalization. Said Board may be reconvened to consider the appeal. The petition must be filed with the board on or before July 1st of the year of the determination, or within thirty days after the date the notice has been mailed, or within a time limit of up to sixty days adopted by the county legislative authority, whichever is later.

Additional Tax, Interest and Penalty upon Removal

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(6)(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. The date of death shown on a death certificate is the date used.

