

When recorded return to:



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Skagit County Auditor

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**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: Yenokida Family Trust

Mailing address: 6435 Zumirez Dr. #4

Malibu

Calif.

90265

City

State

Zip

Legal description: A Ptn of S1/2 SW1/4 NW1/4 in Sec. 9, Twp. 36, Rge. 3 as described on attached.

O/S#575 AF#764003 1973

Assessor's parcel/account number: P47715

Reference numbers of documents assigned or released: C/U Vio#23-2009

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) Home site only, no back taxes

Randa Silveira
County Assessor or Deputy

8/19/09
Date

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

UNOFFICIAL
The Homesite is described as follows; Beginning at the Southwest corner of the S $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 9, Township 36 North, Range 3 East, thence East along the south line of said S $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ 440 feet, thence due North 230 feet to the True Point of Beginning (TPOB), thence Due North 300 feet, thence Due East 110 feet, thence Due South 300 feet, thence Due West 110 feet more or less to the TPOB, containing 33,000 square feet.

The Barn site is described as follows; Beginning at the Southwest corner of the S $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 9, Township 36 North, Range 3 East, the True Point of Beginning (TPOB), thence East along the south line of said S $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ 100 feet, thence Due North 105 feet, thence Due West 100 feet, more or less feet to the West line of said S $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$, the South along said West line 105 feet, more or less to the TPOB,



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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 true and fair 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 conservation easement of private forest lands within unconfined channel migration zones or containing critical habitat for threatened or endangered species 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; or
 - l) The discovery that the land was classified in error through no fault of the owner.

REV 64 0023e (w) (7/20/09)



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Reclassification Option

You may apply to have the land reclassified into one of the other current use classifications under Chapter 84.34 RCW or forest land designation under Chapter 84.33 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 1 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. A petition form may be obtained by either contacting the assessor or the county board of equalization in the county in which the land is located.

County contact information can be found at the following website:

<http://dor.wa.gov/Content/FindTaxesAndRates/PropertyTax/Links.aspx>



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