



202212080036

12/08/2022 02:45 PM Pages: 1 of 8 Fees: \$210.50
Skagit County Auditor

When Recorded Return to:

SKAGIT COUNTY ASSESSOR'S
700 SOUTH SECOND STREET ROOM 204
MOUNT VERNON, WA 98273

Notice of Withdrawal from Current Use

Grantor (County): SKAGIT

Grantee (Property Owner): NAGATANI BROTHERS LP Parcel No/Acct. No: P133929
Mailing Address: 3621 BLUEBELL STREET P132583

City SEAL BEACH State CA Zip 9740

Legal Description: COMPLETE LEGAL DESCRIPTION ATTACHED

S8/T34 / R4

Reference Numbers of Documents Assigned or Released: CU F&A AF#760483 / VIO #34-2022

You are hereby notified that the current use classification for all or a portion of the above described property which has been classified as:

☐ Open Space Land

☐ Timber Land

☒ Farm and Agricultural Land

is being withdrawn from classification as of January 1, 2022

Date Notice of Request to Withdraw was Received by Assessor December 7, 2022

Partial Withdrawal: (Legal description of portion of property to be withdrawn.)

N/A

Additional Tax:

Upon withdrawal 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 withdrawal.
2. Interest at the statutory rate charged on delinquent property taxes specified in RCW 84.56.020.

SKAGIT

12/8/2022 8:23:14AM

Open Space Loss Worksheet
for Property 133929

Change in Use Date: December 08, 2022

Acres Removed: 8.4000

Non-Senior

Current Tax Year

Year	Market Value	Current Use Value	Levy Rate	Proration Factor	Market Taxes Due	Current Use Taxes Due	Additional Taxes Due	Interest Due	Tax & Interest	Override
Current Tax Year	\$1,659,600.00	\$19,000.00	8.531	0.936986	\$13,266.32	\$151.88	\$13,114.44	\$1,049.16	\$14,163.60	
Remainder of Year	\$1,659,600.00	\$19,000.00	8.531	0.063014	\$892.18	\$10.21	\$881.97	\$0.00	\$881.97	
Total									\$15,045.57	

Prior Tax Years

Year	Tax Year	Market Value	Current Use Value	Value Difference	Tax Area ID	Levy Rate	Additional Taxes Due	Int 1%/Mo from 4/30	Interest Due	Tax & Interest
1	2020 - 2021	\$1,244,700.00	\$19,000.00	\$1,225,700.00	113	9.162	\$11,229.68	20	\$2,245.94	\$13,475.62
2	2019 - 2020	\$1,037,200.00	\$19,400.00	\$1,017,800.00	113	9.621	\$9,792.67	32	\$3,133.65	\$12,926.32
3	2018 - 2019	\$1,037,200.00	\$20,100.00	\$1,017,100.00	113	9.011	\$9,165.07	44	\$4,032.63	\$13,197.70
4	2017 - 2018	\$1,037,200.00	\$20,100.00	\$1,017,100.00	113	11.808	\$12,009.65	56	\$6,725.40	\$18,735.05
5	2016 - 2017	\$525,200.00	\$13,900.00	\$511,300.00	113	11.428	\$5,843.26	68	\$3,973.42	\$9,816.68
6	2015 - 2016	\$525,200.00	\$13,900.00	\$511,300.00	113	10.471	\$5,353.67	80	\$4,282.94	\$9,636.61
7	2014 - 2015	\$411,600.00	\$19,000.00	\$392,600.00	113	12.255	\$4,811.36	92	\$4,426.45	\$9,237.81
Total										\$87,025.79

Current Year Taxes Due: 15,045.57
Prior Year Taxes Due: 87,025.79

Penalty: 0.00
Penalty Percent: 0.00%
Total Prior Year Taxes Due: 87,025.79
Total Additional Taxes & Interest: 102,071.36
RECORDING FEE: \$210.50
Total Due: 102,281.86

SKAGIT

Open Space Loss Worksheet
for Property 132581

12/8/2022 8:32:33AM

Change in Use Date: December 08, 2022

Acres Removed: 5.1500

Non-Senior

Current Tax Year

Year	Market Value	Current Use Value	Levy Rate	Proration Factor	Market Taxes Due	Current Use Taxes Due	Additional Taxes Due	Interest Due	Tax & Interest	Override
Current Tax Year	\$933,200.00	\$11,600.00	8.531	0.936986	\$7,459.71	\$92.73	\$7,366.98	\$589.36	\$7,956.34	
Remainder of Year	\$933,200.00	\$11,600.00	8.531	0.063014	\$501.68	\$6.24	\$495.44	\$0.00	\$495.44	
Total									\$8,451.78	

Prior Tax Years

Year	Tax Year	Market Value	Current Use Value	Value Difference	Tax Area ID	Levy Rate	Additional Taxes Due	Int 1%/Mo from 4/30	Interest Due	Tax & Interest
1	2020 - 2021	\$699,900.00	\$11,600.00	\$688,300.00	113	9.162	\$6,306.10	20	\$1,261.22	\$7,567.32
2	2019 - 2020	\$583,300.00	\$11,900.00	\$571,400.00	113	9.621	\$5,497.67	32	\$1,759.25	\$7,256.92
3	2018 - 2019	\$583,300.00	\$12,300.00	\$571,000.00	113	9.011	\$5,145.27	44	\$2,263.92	\$7,409.19
4	2017 - 2018	\$583,300.00	\$12,300.00	\$571,000.00	113	11.808	\$6,742.22	56	\$3,775.64	\$10,517.86
5	2016 - 2017	\$583,300.00	\$12,400.00	\$570,900.00	113	11.428	\$6,524.38	68	\$4,436.58	\$10,960.96
6	2015 - 2016	\$605,700.00	\$12,500.00	\$593,200.00	113	10.471	\$6,211.22	80	\$4,968.98	\$11,180.20
7	2014 - 2015	\$252,400.00	\$11,600.00	\$240,800.00	113	12.255	\$2,951.03	92	\$2,714.95	\$5,665.98
Total										\$60,558.43

Current Year Taxes Due: 8,451.78
Prior Year Taxes Due: 60,558.43

Penalty: 0.00
Penalty Percent: 0.00%
Total Prior Year Taxes Due: 60,558.43
Total Additional Taxes & Interest: 69,010.21
RECORDING FEE: \$0.00
Total Due: 69,010.21

SKAGIT

Open Space Loss Worksheet
for Property 132583

12/8/2022 8:39:54AM

Change in Use Date: December 08, 2022

Acres Removed: 0.9870

Non-Senior

Current Tax Year

Year	Market Value	Current Use Value	Levy Rate	Proration Factor	Market Taxes Due	Current Use Taxes Due	Additional Taxes Due	Interest Due	Tax & Interest	Override
Current Tax Year	\$293,200.00	\$2,700.00	8.531	0.936986	\$2,343.75	\$21.58	\$2,322.17	\$185.77	\$2,507.94	
Remainder of Year	\$293,200.00	\$2,700.00	8.531	0.063014	\$157.62	\$1.45	\$156.17	\$0.00	\$156.17	
Total									\$2,664.11	

Prior Tax Years

Year	Tax Year	Market Value	Current Use Value	Value Difference	Tax Area ID	Levy Rate	Additional Taxes Due	Int 1%/Mo from 4/30	Interest Due	Tax & Interest
1	2020 - 2021	\$219,900.00	\$2,700.00	\$217,200.00	113	9.162	\$1,989.95	20	\$397.99	\$2,387.94
2	2019 - 2020	\$183,300.00	\$2,700.00	\$180,600.00	113	9.621	\$1,737.63	32	\$556.04	\$2,293.67
3	2018 - 2019	\$183,300.00	\$2,700.00	\$180,600.00	113	9.011	\$1,627.38	44	\$716.05	\$2,343.43
4	2017 - 2018	\$183,300.00	\$2,700.00	\$180,600.00	113	11.808	\$2,132.48	56	\$1,194.19	\$3,326.67
5	2016 - 2017	\$183,300.00	\$2,700.00	\$180,600.00	113	11.428	\$2,063.94	68	\$1,403.48	\$3,467.42
6	2015 - 2016	\$160,500.00	\$2,700.00	\$157,800.00	113	10.471	\$1,652.28	80	\$1,321.82	\$2,974.10
7	2014 - 2015	\$59,100.00	\$2,700.00	\$56,400.00	113	12.255	\$691.19	92	\$635.89	\$1,327.08
Total										\$18,120.31

Current Year Taxes Due: 2,664.11
Prior Year Taxes Due: 18,120.31

Penalty: 0.00
Penalty Percent: 0.00%
Total Prior Year Taxes Due: 18,120.31
Total Additional Taxes & Interest: 20,784.42
RECORDING FEE: \$0.00
Total Due: 20,784.42

COMPLETE LEGAL DESCRIPTION

PARCEL A:

Lots 3 and 5 of Revision 1 of City of Burlington Binding Site Plan No. 1-14, recorded under Auditor's File No. 201512230077, being a revision of City of Burlington Binding Site Plan No. 1-14, recorded under Auditor's File No. 201411130039, records of Skagit County, Washington, being a portion of Section 8, Township 34 North, Range 4 East, W.M.

PARCEL B:

Parcel "2B" of City of Burlington Binding Site Plan No. 2-17 recorded under Auditor's File No. 201711010028, being a revision of Lot 2, City of Burlington Binding Site Plan No. 1-14, recorded under Auditor's File No. 201411130039, as amended by Revision 1 of City of Burlington Binding Site Plan No. 1-14, recorded under Auditor's File No. 201512230077, records of Skagit County, Washington, being a portion of Section 8, Township 34 North, Range 4 East of the Willamette Meridian.

When Recorded Return to:

SKAGIT COUNTY ASSESSOR'S
700 SOUTH SECOND STREET ROOM 204
MOUNT VERNON, WA 98273

**Notice of Request to Withdraw
Current Use Assessment Classification
Chapter 84.34 RCW**

SKAGIT County

Grantor (Property Owner) NAGATANI BROTHERS LP

Grantee (County) SKAGIT

Legal Description COMPLETE LEGAL DESCRIPTION ATTACHED

Assessor's Property Tax Parcel or Account Number P133929, P132583 & P132581

Reference Numbers of Documents Assigned or Released F & A AF#760483

To SKAGIT, County Assessor

I, NAGATANI BROTHERS LP, hereby request withdrawal of current use classification granted under Chapter 84.34 RCW from the previously described property. Said property is presently classified as:

- ☐ Open Space Land
☒ Farm and Agricultural Land
☐ Timber Land

This request for withdrawal includes:

- ☒ All
☐ Part of the classified land area

Legal description if portion of area is to be withdrawn: N/A

I acknowledge that I am aware of the additional tax and interest liability that will be imposed when classification is withdrawn from the previously described land.

1. A request may be filed with the assessor to withdraw from the program after the land has been classified for 10 or more years. No 20% penalty will be imposed. The applicable taxes and interest shall be imposed as provided in RCW 84.34.070.
2. Land whose classification is removed because of a change to a nonconforming use, or whose classification is removed prior to the minimum 10 year period, shall be liable to pay the additional tax and interest described in Item 1 above, plus a penalty equal to 20% of the sum of the additional tax

and interest. The additional tax, interest, and penalty shall be paid for a maximum of seven tax years.

3. The additional tax, interest, and penalty shall not be imposed if removal of classification resulted solely from:
- (a) Transfer to a governmental 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, wildfire, 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 agencies or organizations qualified under RCW 84.34.210 and 64.04.130 for purposes enumerated in those sections [see RCW 84.34.108(6)(f)];
 - (g) Removal of land classified as farm and agricultural land under RCW 84.34.020(2)(f);
 - (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 classified under this chapter 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.

Property Owner

3621 BLUEBELL ST.

Address

SAN BERN, CALIF 90740

City, State, Zip

Date

Dec 5, 2022

NOTICE: Within seven days, the county assessor shall transmit one copy of this notice to the granting authority, which originally approved the application.

Assessor Use Only

If the parcel subject to this document is considered contiguous, as defined in RCW 84.34.020(6), with other parcels having different ownerships, verify all remaining classified parcels with different ownerships are still:

- ☐ Adjoining ☐ Being managed as part of a single operation
- ☐ Meeting the definition of "family" as defined in RCW 84.34.020(6)(b)(ii) with the owner of an adjoining parcel

and interest. The additional tax, interest, and penalty shall be paid for a maximum of seven tax years.

3. The additional tax, interest, and penalty shall not be imposed if removal of classification resulted solely from:
- (a) Transfer to a governmental 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, wildfire, 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 agencies or organizations qualified under RCW 84.34.210 and 64.04.130 for purposes enumerated in those sections [see RCW 84.34.103(6)(f)];
 - (g) Removal of land classified as farm and agricultural land under RCW 84.34.020(2)(f);
 - (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 classified under this chapter 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.

Sandra Crozier

Property Owner

3221 Shelby Drive

Address

Los Angeles, CA 90034

City, State, Zip

Date

12/3/22

NOTICE: Within seven days, the county assessor shall transmit one copy of this notice to the granting authority, which originally approved the application.

Assessor Use Only

If the parcel subject to this document is considered contiguous, as defined in RCW 84.34.020(6), with other parcels having different ownerships, verify all remaining classified parcels with different ownerships are still:

☐ Adjoining

☐ Being managed as part of a single operation

☐ Meeting the definition of "family" as defined in RCW 84.34.020(6)(b)(ii) with the owner of an adjoining parcel