

When Recorded Return to:



200205070063

Skagit County Auditor

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**NOTICE OF REMOVAL OF DESIGNATED FOREST LAND
AND COMPENSATING TAX CALCULATION**
Chapter 84.33 RCW
SKAGIT COUNTY

Grantor(s) Skagit County

Grantee(s) James and Terry Cook

Legal Description Ptn SW1/4 Sec. 9, Twp. 35, Rge. 8 as described on attached DF-72

Assessor's Property Tax Parcel or Account Number P96424

Reference Numbers of Documents Assigned or Released Recalculation of DF Vio#9-2001

You are hereby notified that the above described property has been removed from designated forest land as of 10-10-01. The land no longer meets the definition and/or provisions of designated forest land for the following reason(s):

Home site on timberland parcel. Change in market value used on AF#200110100124, re-record.

The compensating tax is due and payable to the County Treasurer 30 days from the date of this notice. If unpaid by this date, the compensating tax shall be come a lien on the land and interest on this amount will begin to accrue. The county may begin foreclosure proceedings as provided in RCW 84.64.050 if the compensating tax and interest remain unpaid.

You may apply to have the land reclassified as either Open Space Land, Farm and Agricultural Land or Timber Land under chapter 84.34 RCW. If an application for reclassification is received within 30 days of this notice, no compensating 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.

Date of Notice: 10-10-01

Total Compensating
Tax Due: \$3,684.99

Date Payment Due: 6-10-02

County Assessor or Deputy: Linda S. White, Current Use Specialist

A one acre parcel described as follows:

Commencing at the Southwest corner of Section 9, Township 35 North, Range 8 East, W.M.;
Thence North 45° East a distance of 300 feet to the True Point of Beginning;
Thence North a distance of 208.71 feet;
Thence East a distance of 208.71 feet;
Thence South a distance of 208.71 feet;
Thence West a distance of 208.71 to the True Point of Beginning.



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REMOVAL FROM DESIGNATED FOREST LAND COMPENSATING TAX

The county assessor will remove land from designated forest land when any of the following occur:

1. Receipt of a notice from the land owner to remove it from designation;
2. Sale or transfer to an ownership making the land exempt from property taxation;
3. Sale or transfer of all or a portion of such land to a new owner, unless the new owner has signed a Notice of Continuance for designated forest land on the Real Estate Excise Tax Affidavit or the new owner is an heir or devisee of a deceased owner;
4. Determination by the assessor, after giving the owner written notice and an opportunity to be heard, that:
 - a. The land is no longer primarily devoted to and used for growing and harvesting timber;
 - b. The land owner has failed to comply with a final administrative or judicial order regarding a violation of the restocking, forest management, fire protection, insect and disease control, and forest debris provisions of Title 76 RCW or;
 - c. Restocking has not occurred to the extent or within the time frame specified in the application for designation as forest land.

Removal of designation applies only to the land affected, and any remaining forest land must meet the definition of forest land under RCW 84.33.035 to continue as designated forest land. Within 30 days after removal of designated forest land, the assessor shall send the owner a written notice, setting forth the reasons for the removal

COMPENSATING TAX

(RCW 84.33.140)

Compensating tax recaptures taxes that would have been paid on the land if it had been assessed and taxed at its true and fair value instead of the forest land value. The assessor uses the current year's levy rate, the last assessed forest land value, and the true and fair value as of January 1st of the year of removal from designation to calculate the compensating tax for the land being removed. The compensating tax due is the difference between the amount of taxes assessed at forest land value on the land being removed and the taxes that would have been paid at true and fair value for the period of time the land was so classified or designated as forest land, up to a maximum of nine years, plus an amount using the same calculation for the current year, up to the date of removal. The assessor will also calculate for collection, the prorated taxes for the current tax year from the time of removal to the end of the year in the year of removal at true and fair value.

APPEAL

An appeal of the removal of designation or new assessed valuation must be filed with the County Board of Equalization on or before July 1 in the year of removal or within 30 days (or 60 days if the county legislative authority has extended the deadline) of the Notice of Removal or Change of Value Notice, whichever is later.



2. Calculation of Prior Year's Compensating Tax.

Market Value (Jan 1 of year removed)	Less	Forest Land Value at Time of Removal	Multiplied By	Last Levy Rate Extended Against Land	Multiplied By	Years *	Equal	Compensating Tax
\$35,000	-	\$100	X	\$10.7584	X	9	=	\$3,379.14
Recording Fee								\$13.00
Total Amount of Prior Year's Compensating Tax								\$3,392.14

* Number of years in classification or designation, not to exceed 9.

3. Calculation of Prior Year's Compensating Tax (Total amounts for items 1 & 2), = \$3,684.99

4. Calculation of Tax for Remainder of Current Year.

<u>82</u>	÷	<u>365</u>	=	<u>.22</u>
No. of days remaining after removal		No. of days in year		Proration Factor
a. <u>\$35,000</u>	X	<u>10.7584</u>	X	<u>.22</u>
Market Value		Levy Rate		Proration Factor
b. <u>\$100</u>	X	<u>10.7584</u>	X	<u>.22</u>
Forest Land Value		Levy Rate		Proration Factor
c. Total amount of compensating tax for current year (subtract 4b from 4a)				= \$82.60

To inquire about the availability of this notice in an alternate format for the visually impaired please call (360) 753-3217. Teletype (TTY) users please call (800) 451-7985.