



200210310006

Skagit County Auditor

10/31/2002 Page 1 of 5 8:48AM

**NOTICE OF REMOVAL OF CURRENT USE CLASSIFICATION
AND ADDITIONAL TAX CALCULATIONS**
Chapter 84.34 RCW
SKAGIT COUNTY

Grantor(s): Skagit County Assessor's Office

Grantee(s): John Peth and Sons, Inc

Legal Description: Ptn Lt 4 S/P#PL00-0345 in Sec 19, Twp. 36, Rge. 4 & Sec. 24, Twp. 36
Rge. 3 as described on attached.

O/S#90 AF#781712 1974

Assessor's Property Tax Parcel or Account Number: P49443 & P115711

Reference Numbers of Documents Assigned or Released: C/U Vio#77-2002

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 had 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)(d) (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.

Rinda S. White

County Assessor or Deputy

10/31/02

Date



UNOFFICIAL DOCUMENT

Lot 4, Short Plat No. PL00-0345, approved November 13, 2001 and recorded under Auditor's File No. 200111130172, and being a portion of the Northwest ¼ of Section 19, Township 36 North, Range 4 East, W.M.

EXCEPTING therefrom, Tract "B", Tract "C", and the following described tract:

The Open Space Future Development (East) portion as designated on the face of said Short Plat;

EXCEPT a strip of land 8.54 feet wide lying Easterly of, adjacent to, contiguous with the East line, and between the Easterly extensions of the North and South lines of the Buildable Area of said Lot 4.

Situate in the County of Skagit, State of Washington.



200210310006

Skagit County Auditor

REMOVAL OF CURRENT USE ASSESSMENT
AND COMPENSATING TAX CALCULATIONS

To: PETH JOHN & SONS INC
13397 D'ARCY RD
BOW, WA 98232

Account Number: 360419-0-001-0002 (P49443)
Levy Code: 1155

Legal Description: C/U VIO#77-2002 DATE DUE: 12-2-02 THAT PORTION OF LOT 4 SH
ORT PLAT #P000-345 AF#200111130172 LOCATED IN A PORTION OF
GOVERNMENT LOT 1 IN SECTION 19, EXCEPT THE FOLLOWING DESC

Violation Number: 77-2002
Date of Removal: 10/31/02 Date Notice sent to Owner: 11/01/02
Date Notice sent to Treasurer: 10/31/02
Auditor's File #: 781712
You are hereby notified that the above described property has been
removed from
The reason for the removal is: NOTICE OF CONTINUANCE NOT SIGNED.

Open Space Violation Calculation

=====							
Violation Date 10/2002							
Tx Yr	Levy Rate	Market Value	Current Value Use	Value A/V Difference	Tax Difference	Int	Totals

02	13.2706	65,600	1,770	63,830	\$847.06	6%	\$897.88
01	13.3853	65,600	1,600	64,000	\$856.66	18%	\$1,010.86
00	13.6425	59,600	1,600	58,000	\$791.27	30%	\$1,028.65
99	13.6841	59,600	1,600	58,000	\$793.68	42%	\$1,127.03
98	13.3806	59,600	1,600	58,000	\$776.07	54%	\$1,195.15
97	14.4273	25,900	1,700	24,200	\$349.14	66%	\$579.57
96	13.6249	26,900	1,700	25,200	\$343.35	78%	\$611.16
Subtotal							\$6,450.30
20% Penalty on							\$5,552.42
Total Tax Due							\$7,560.78
=====							

These taxes are due and payable on or before 12/02/02.
This is also a lien date.

10/31/02

Skagit County Treasurer
P.O. Box 518
Mount Vernon, WA 98273
336-9350



200210310006
Skagit County Auditor

REMOVAL OF CURRENT USE ASSESSMENT
AND COMPENSATING TAX CALCULATIONS

To: PETH JOHN & SONS INC
13397 D'ARCY RD
BOW, WA 98232

Account Number: 360324-1-001-0200 (P115711)

Levy Code: 1210

Legal Description: C/U VIO#77-2002 DATE DUE: 11-2-02 THAT PORTION OF LOT 4 SH
ORT PLAT#P100-0345 AF#20011130172 LOCATED IN THE NE1/4 NE1
/4 OF SECTION 24.

Violation Number: 77-2002

Date of Removal: 10/31/02 Date Notice sent to Owner: 11/01/02

Date Notice sent to Treasurer: 10/31/02

Auditor's File #: 781712

You are hereby notified that the above described property has been
removed from

The reason for the removal is: NOTICE OF CONTINUANCE NOT SIGNED.

Open Space Violation Calculation

=====							
Violation Date 10/2002							
Tx Yr	Levy Rate	Market Value	Current Value Use A/V	Difference	Tax Difference	Int	Totals
02	13.3039	300	100	200	\$2.66	6%	\$2.82
01	13.4222	800	100	700	\$9.40	18%	\$11.09
00	13.6932	800	100	700	\$9.59	30%	\$12.47
99	13.7364	340	200	140	\$1.92	42%	\$2.73
98	13.4336	300	200	100	\$1.34	54%	\$2.06
97	14.4886	400	200	200	\$2.90	66%	\$4.81
96	13.6750	400	200	200	\$2.74	78%	\$4.88
						Subtotal	\$40.86
						20% Penalty on	\$38.04
							\$7.61
						Total Tax Due	\$48.47
=====							

These taxes are due and payable on or before 12/02/02.
This is also a lien date.

10/31/02

Skagit County Treasurer
P.O. Box 518
Mount Vernon, WA 98273
336-9350



200210310006
Skagit County Auditor