

When Recorded Return to:



200512210100

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(s): Skagit County Assessors Office

Grantee(s): Ron and Kathy Van Luven

Legal Description:

Ptns of lots 2,3 and 4 S/P#90-76 in Sec. 33, Twp. 35, Rge. 4 as described on attached

O/S#8 AF#9803180106 1999

Assessor's Property Tax Parcel or Account Number: P99149, P99154 & P112769

Reference Numbers of Documents Assigned or Released: C/U Vio#77-2005

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 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(5)(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;
 - l) The sale or transfer of land 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, and the sale or transfer takes place within two years after July 22, 2001, and the death of the owner occurred after January 1, 1991; or
 - m) The date of death shown on a death certificate is the date used.


County Assessor or Deputy

12/21/05
Date

(See Next Page for Current Use Assessment Additional Tax Statement.)



Property Description Summary

PROPERTY ID..... P112769
XREF.ID..... 3867-000-016-0900

LEGAL DESCRIPTION... (DK12) BURLINGTON AC, ACRES 0.06, O/S#8 AF#9803180106 1999 THAT PORTION LOT 3 SHORT PLAT#90-76 AF#9103130025 LOCATED IN TRACT 16 BURLINGTON ACREAGE LYING NLY & WLY OF FOLLOWING DESCRIBED LINE: BEGINNING AT THE SW CORNER OF LOT 3 OF SAID SHORT PLAT#90-76; THENCE NORTH 26-45-30 WEST, ALONG THE WLY LINE OF SAID LOT 3, 220 FEET TO THE TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION; THENCE NORTH 63-14-30 EAST, 40 FEET; THENCE NORTH 26-45-30 WEST, 110 FEET; THENCE NORTH 63-14-30 EAST TO AN INTERSECTION WITH THE WLY LINE OF GARDNER ROAD AT A POINT 33.51 FEET NORTH OF THE NE CORNER OF LOT 4 OF SAID SHORT PLAT#90-76 AND THE TERMINUS OF THIS LINE DESCRIPTION. SURVEY RECORDED AF#200408100057.

Property Description Summary

PROPERTY ID..... P99154
XREF.ID..... 3867-000-016-0600

LEGAL DESCRIPTION... (DK12) BURLINGTON AC, ACRES 1.84, O/S#8 AF#9803180106 1999 THAT PORTION OF LOT 2 OF SHORT PLAT#90-76 AF#9103130025 LOCATED IN TRACT 16 OF BURLINGTON ACREAGE EXCEPT THE WEST 200 FEET. SURVEY RECORDED AF#200408100057.

SITUS ADDRESS..... 11253 PEACOCK LANE
BURLINGTON, WA 98233
SITUS CSZ..... BURLINGTON, WA 98233
OWNER NAME..... VAN LUVEN RON T
OWNER ADDR 1..... VAN LUVEN KATHY F
OWNER ADDR 2..... 11253 PEACOCK LN
CITY, STATE ZIP.... BURLINGTON WA 98233

Property Description Summary

PROPERTY ID..... P99149
XREF.ID..... 350433-2-002-0100

LEGAL DESCRIPTION... (DK12) O/S#8 AF#9803180106 1999 LOT 2 & 3 EXCEPT THAT PORTION IN TRACT 16 BURLINGTON ACREAGE & EXCEPT THAT PORTION LYING SELY OF FOLLOWING DESCRIBED LINE: BEGINNING AT THE SW CORNER OF LOT 3 OF SAID SHORT PLAT#90-76; THENCE NORTH 26-45-30 WEST, ALONG THE WLY LINE OF SAID LOT 3, 220 FEET TO THE TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION; THENCE NORTH 63-14-30 EAST, 40 FEET; THENCE NORTH 26-45-30 WEST, 110 FEET; THENCE NORTH 63-14-30 EAST TO AN INTERSECTION WITH THE WLY LINE OF GARDNER ROAD AT A POINT 33.51 FEET NORTH OF THE NE CORNER OF LOT 4 OF SAID SHORT PLAT#90-76 AND THE TERMINUS OF THIS LINE DESCRIPTION. EXCEPT THE WEST 200 FEET. SURVEY RECORDED AF#200408100057.

SITUS ADDRESS..... 1128 PEACOCK LN
BURLINGTON, WA 98233
SITUS CSZ..... BURLINGTON, WA 98233
OWNER NAME..... VAN LUVEN RON T
OWNER ADDR 1..... VAN LUVEN KATHY F
OWNER ADDR 2..... 11253 PEACOCK LN
CITY, STATE ZIP.... BURLINGTON WA 98233



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REMOVAL OF CURRENT USE ASSESSMENT
AND COMPENSATING TAX CALCULATIONS

To: VAN LUVEN RON T
VAN LUVEN KATHY F
11253 PEACOCK LN
BURLINGTON, WA 98233

Account Number: 350433-2-002-0100 (P99149)

Levy Code: 1195

Legal Description: (DK12) O/S#8 AF#9803180106 1999 LOT 2 & 3 EXCEPT THAT PORT
ION IN TRACT 16 BURLINGTON ACREAGE & EXCEPT THAT PORTION L
YING SELY OF FOLLOWING DESCRIBED LINE: BEGINNING AT THE SW

Violation Number: 77-2005

Date of Removal: 12/21/05 Date Notice sent to Owner: 12/22/05

Date Notice sent to Treasurer: 12/21/05

Auditor's File #: 9803180106

You are hereby notified that the above described property has been
removed from OPEN SPACE FARM AND AGRICULTURE

The reason for the removal is: OWNER'S REQUEST.

Open Space Violation Calculation

Violation Date 12/2005							
Tx Yr	Levy Rate	Market Value	Current Value	Use A/V Difference	Tax Difference	Int	Totals
05	12.4291	55,400	7,200	48,200	\$599.08	8%	\$647.01
04	12.9737	55,460	7,020	48,440	\$628.45	20%	\$754.14
03	13.0618	55,400	7,400	48,000	\$626.97	32%	\$827.60
02	13.3945	55,400	7,600	47,800	\$640.26	44%	\$921.97
01	13.5609	55,400	7,600	47,800	\$648.21	56%	\$1,011.21
00	13.8344	55,400	7,600	47,800	\$661.28	68%	\$1,110.95
99	13.8658	55,400	7,500	47,900	\$664.17	80%	\$1,195.51
Subtotal				\$4,468.42			\$6,468.39
20% Penalty on				\$5,821.38			\$1,164.28
Total Tax Due							\$7,632.67

These taxes are due and payable on or before 01/25/06.
This is also a lien date.

12/21/05

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



200512210100

Skagit County Auditor

REMOVAL OF CURRENT USE ASSESSMENT
AND COMPENSATING TAX CALCULATIONS

To: VAN LUEN RON T
VAN LUEN KATHY F
11253 PEACOCK LN
BURLINGTON, WA 98233

Account Number: 3867-000-016-0600 (P99154)

Levy Code: 1195

Legal Description: (DK12) BURLINGTON AC, ACRES 1.84, O/S#8 AF#9803180106 1999
THAT PORTION OF LOT 2 OF SHORT PLAT#90-76 AF#9103130025 L
OCATED IN TRACT 16 OF BURLINGTON ACREAGE EXCEPT THE WEST 2

Violation Number: 77-2005

Date of Removal: 12/21/05 Date Notice sent to Owner: 12/22/05

Date Notice sent to Treasurer: 12/21/05

Auditor's File #: 9803190106

You are hereby notified that the above described property has been
removed from OPEN SPACE FARM AND AGRICULTURE

The reason for the removal is: ONWER'S REQUEST.

Open Space Violation Calculation

Violation Date 12/2005							
Tx Yr	Levy Rate	Market Value	Current Value Use A/V	Difference	Tax Difference	Int	Totals
05	12.4291	5,000	700	4,300	\$53.45	8%	\$57.73
04	12.9737	5,020	630	4,390	\$56.95	20%	\$68.34
03	13.0618	5,000	600	4,400	\$57.47	32%	\$75.86
02	13.3945	5,000	600	4,400	\$58.94	44%	\$84.87
01	13.5609	5,000	600	4,400	\$59.67	56%	\$93.09
00	13.8344	5,000	600	4,400	\$60.87	68%	\$102.26
99	13.8658	5,000	600	4,400	\$61.01	80%	\$109.82
Subtotal					\$408.36		\$591.97
20% Penalty on					\$534.24		\$106.85
Total Tax Due							\$698.82

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This is also a lien date.

12/21/05

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



200512210100

Skagit County Auditor

REMOVAL OF CURRENT USE ASSESSMENT
AND COMPENSATING TAX CALCULATIONS

To: VAN LUVEN RON T
VAN LUVEN KATHY F
11253 PEACOCK LN
BURLINGTON, WA 98233

Account Number: 3867-000-016-0900 (P112769)

Levy Code: 1195

Legal Description: (DK12) BURLINGTON AC, ACRES 0.06, O/S#8 AF#9803180106 1999
THAT PORTION LOT 3 SHORT PLAT#90-76 AF#9103130025 LOCATED
IN TRACT 16 BURLINGTON ACREAGE LYING NLY & WLY OF FOLLOWI

Violation Number: 77-2005

Date of Removal: 12/21/05 Date Notice sent to Owner: 12/22/05

Date Notice sent to Treasurer: 12/21/05

Auditor's File #: 9803180106

You are hereby notified that the above described property has been
removed from OPEN SPACE FARM AND AGRICULTURE

The reason for the removal is: OWNERS REQUEST.

Open Space Violation Calculation

Violation Date 12/2005							
Tx Yr	Levy Rate	Market Value	Current Value Use A/V	Value Difference	Tax Difference	Int	Totals
05	12.4291	400	100	300	\$3.73	8%	\$4.03
04	12.9737	400	100	300	\$3.89	20%	\$4.67
03	13.0618	400	100	300	\$3.92	32%	\$5.17
02	13.3945	300	100	200	\$2.68	44%	\$3.86
01	13.5609	300	100	200	\$2.71	56%	\$4.23
00	13.8344	300	100	200	\$2.77	68%	\$4.65
99	13.8658	300	100	200	\$2.77	80%	\$4.99
				Subtotal	\$22.47		\$31.60
				20% Penalty on	\$27.57		\$5.51
				Total Tax Due			\$37.11

These taxes are due and payable on or before 01/25/06.
This is also a lien date.

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



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