



Skagit County Auditor

9/19/2016 Page

1 of

\$77.00

5 11:39AM

COVER SHEET

Return Address:

c/o Linda Ryan
14794 Channel Drive
La Conner, WA 98257

Document Titles:

1. Letter to Douglas & Megan Lisser RE: Property Line Between Parcel #'s P69447 and P69431
2. Printout of Map from iMap – Skagit County Assessors Website
3. Details page for Parcel #P69447 – Skagit County Assessor
4. Details page for Parcel #P69431 – Skagit County Assesor

Legal Description for Parcel #P69447

(DR19) SKAGIT BEACH NO 3 LOT 1, TOGETHER WITH THAT PORTION OF TRACT 1, PLATE NO. 16, TIDE AND SHORE LANDS OF SECTION 24, TOWNSHIP 34 NORTH, RANGE 2 EAST OF WILLAMETTE MERIDIAN, LACONNER HARBOR, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE BOARD OF SATE LAND COMMISSIONERS AT OLYMPIA, WASHINGTON, LYING WITHIN LOT 1 AND LYING WITHIN THE NORTHERLY AND SOUTHERLY LINES EXTENDED OF SAID LOT 1, PLAT OF SKAGIT BEACH NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 26, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Legal Description for Parcel #P69431

SKAGIT BEACH NO 1 LOT B - PUBLIC DT 19

August 30, 2016

Douglas & Megan Lisser
11507 Downey Road
La Conner, WA 98257

RE: Property Line Between Parcel #'s P69447 and P69431

Dear Mr & Mrs Lisser:

We are writing to you to respectfully request that you **immediately** remove the "private property" signs that you have placed on the parcel owned by the Skagit Beach Community Association.

As you can see from the attached documents from Skagit County, the parcel that you own is approximately 100' south from the property line with P69448 owned by the John/Marily Allen Trust.

Skagit Beach Community has been keeping our parcel as a both a natural habitat and for the use of our members and as such, the plowing that you have been doing on this piece is going to require us to spend almost \$10,000 to restore it.

Refusal to comply with this request will force us to engage legal action for a cease and decist.

Sincerely,

Skagit Beach Community Association

Enclosures: Details for P69447 and P69431 from Skagit County Assessor
iMap printouts showing property lines

cc: Skagit Beach Community Association Records
Skagit County Assessor

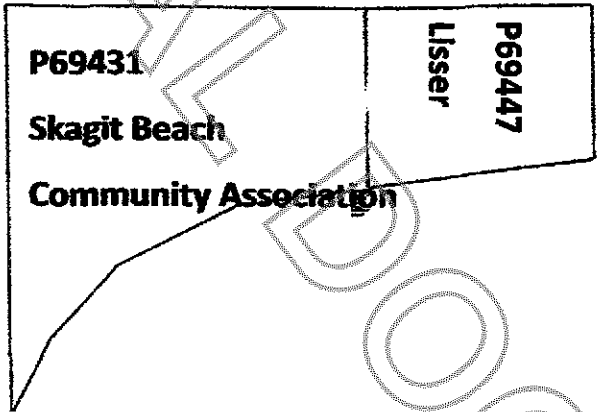
UNOFFICIAL DOCUMENT

Measuring tools:
 --(double-click for last vertex)--
 [Icons] | Acres ▾

Measurement Result

- Line 1: 60 Feet
- Line 2: 62 Feet
- Line 3: 51 Feet
- Line 4: 44 Feet
- Line 5: 225 Feet
- Line 6: 160 Feet
- Line 7: 98 Feet
- Line 8: 102 Feet
- Line 9: 85 Feet
- Line 10: 101 Feet
- Line 11: 100 Feet

*All measurements are approximate



Measuring tools:
 --(double-click for last vertex)--
 [Icons] | Acres ▾

Measurement Result

- Line 1: 100 Feet
- Line 2: 99 Feet
- Line 3: 100 Feet
- Line 4: 87 Feet

* All measurements are approximate



Details for Parcel: P69447

Jurisdiction: SKAGIT COUNTY
Skagit County - Rural Reserve

Zoning Designation:

[Recorded Documents](#)
[Excise Affidavits](#)

Documents scanned and recorded by the Auditor's office
Document scans of excise affidavits



Parcel Number: P69447
XrefID: 4010-000-001-0009

Quarter: 01, Section: 24, Township: 34, Range: 02

Owner Information: LISSER DOUGLAS T & LISSER MEGAN D
11507 DOWNEY RD
LA CONNER, WA 98257

Site Address(es) _

Map Links
[Open in iMap](#)
Assessor's Parcel Map:
[PDF](#) | [DWF](#)

2015 Values for 2016 Taxes*

Building Market Value \$ 0.00
Land Market Value +\$228,000.00
Total Market Value \$228,000.00
Assessed Value \$228,000.00
Taxable Value \$228,000.00

Sale Information

Deed Type REAL ESTATE CONTRACT
Sale Date 2001-06-05
Sale Price \$ 0.00
Sale requires NRL disclosure ([more info](#))

2016 Property Tax Summary

2016 Taxable Value \$228,000.00
General Taxes \$3,269.32
Special Assessments/Fees +\$115.95
Total Taxes \$3,385.27

* Effective date of value is January 1 of the assessment year (2015)

Legal Description Definitions

(DR19) SKAGIT BEACH NO 3 LOT 1, TOGETHER WITH THAT PORTION OF TRACT 1, PLATE NO. 16, TIDE AND SHORE LANDS OF SECTION 24, TOWNSHIP 34 NORTH, RANGE 2 EAST OF WILLAMETTE MERIDIAN, LACONNER HARBOR, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE BOARD OF STATE LAND COMMISSIONERS AT OLYMPIA, WASHINGTON, LYING WITHIN LOT 1 AND LYING WITHIN THE NORTHERLY AND SOUTHERLY LINES EXTENDED OF SAID LOT 1, PLAT OF SKAGIT BEACH NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 26, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Land Use	(110) HOUSEHOLD SFR OUTSIDE CITY		WAC 458-53-030	
Neighborhood	(22LCCHANL) LACONNER CHANNEL WATERFRONT RESIDENTIAL			
Levy Code	1595	Fire District	F13	
School District	SD311	Exemptions		
Utilities	WTR-P	Acres	0.00	
Improvement 1 Attributes Summary				
Building Style	SINGLE FAMILY RESIDENCE			
Year Built		Foundation		
Above Grade Living Area		Exterior Walls		
Finished Basement		Roof Covering		
*Total Living Area		Heat/Air Conditioning		
Unfinished Basement		Fireplace		
*Total Garage Area		Bedrooms		
Bathrooms				
For additional information on individual segments see Improvements tab				

* Land Use codes are for assessment administration purposes and do not represent jurisdictional zoning. Please contact the appropriate planning department in your jurisdiction for land use questions.

* Total living area includes above grade living area and finished basement area.

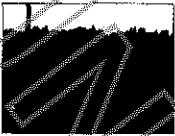
* Garage square footage includes all garage areas; basement garages, attached garages, detached garages, etc.

Assessment data for improvements is based on exterior inspections. Please contact the Assessor's office if the information does not accurately reflect the interior characteristics.

Details for Parcel: P69431

Jurisdiction: SKAGIT COUNTY
 Skagit County - Rural Reserve

Zoning Designation:



Parcel Number

XrefID
 4008-000-014-0008

Quarter Section Township Range
 01 13 34 02

Owner Information
 SKAGIT BEACH INC
 302 GILKEY RD
 BURLINGTON, WA 98233

Site Address(es) _

Map Links
[Open in iMap](#)
 Assessor's Parcel Map:
[PDF](#) | [DWF](#)

2015 Values for 2016 Taxes* Exemption

Building Market Value \$0.00
 Land Market Value +\$.00
 Total Market Value \$0.00
 Assessed Value \$0.00
 Taxable Value \$0.00

Sale Information

Deed Type
 Sale Date
Sale Price \$0.00
 Sale requires NRL disclosure ([more info](#))

2016 Property Tax Summary

2016 Taxable Value \$0.00
 General Taxes \$0.00
 Special Assessments/Fees
Total Taxes \$0.00

* Effective date of value is January 1 of the assessment year (2015)

Legal Description Definitions

SKAGIT BEACH NO 1 LOT B - PUBLIC DT 19

*Land Use	(110) HOUSEHOLD SFR OUTSIDE CITY		WAC 458-53-030	
Neighborhood	(22LCCHANL) LACONNER CHANNEL WATERFRONT RESIDENTIAL			
Levy Code	1595	Fire District	F13	
School District	SD311	Exemptions	Non-profit or public ownership	
Utilities		Acres	0.30	
Improvement 1 Attributes Summary				
Building Style	SINGLE FAMILY RESIDENCE			
Year Built		Foundation		
Above Grade Living Area		Exterior Walls		
Finished Basement		Roof Covering		
*Total Living Area		Heat/Air Conditioning		
Unfinished Basement		Fireplace		
*Total Garage Area		Bedrooms		
Bathrooms				
<i>For additional information on individual segments see Improvements tab</i>				

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