



Application for Classification or Reclassification
Open Space Land
Chapter 84.34 RCW

File With The County Legislative Authority

Name of Owner(s): Karen Brennan Phone No: 2066600064
Email Address: KUBrennan71@msn.com
Address: 1405 224 st NW
Silverdale WA 98287

Parcel Number(s): 31040206400100
Legal Description: See attached legal description

Total Acres in Application: 9 of 10

Indicate what category of open space this land will qualify for:

- Conserve or enhance natural, cultural, or scenic resources
- Protect streams, stream corridors, wetlands, natural shorelines, or aquifers
- Protect soil resources, unique or critical wildlife, or native plant habitat
- Promote conservation principles by example or by offering educational opportunities
- Enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations or sanctuaries, or other open spaces
- Enhance recreation opportunities
- Preserve historic or archaeological sites
- Preserve visual quality along highway, road, street corridors, or scenic vistas
- Retain in its natural state tracts of land not less than one acre situated in an urban area and open to public use on such conditions as may be reasonably required by the granting authority
- Farm and agricultural conservation land previously classified under RCW 84.34.020(2), that no longer meets the criteria
- Farm and agricultural conservation land that is "traditional farmland" not classified under Chapter 84.33 or Chapter 84.34 RCW, that has not been irrevocably devoted to a use inconsistent with agricultural uses, and has a high potential for returning to commercial agriculture

OPEN SPACE
Assessor's
Application No.
3336

1. Describe the present use of the land.

farm and agricultural
It is currently used for growing hay

2. Is the land subject to a lease or agreement which permits any other use than its present use?

Yes No

If yes, attach a copy of the lease agreement.

it has been ~~has~~ historically used but ^{NO} formal lease agreement was written

3. Describe the present improvements (residence, buildings, etc.) located on the land.

none
there is a mobile home on the property along w/ a shed and chicken coop

4. Is the land subject to any easements?

Yes No

If yes, describe the type of easement, the easement restrictions, and the length of the easement.

see attached exhibit "B"

5. If applying for the farm and agricultural conservation land category, provide a detailed description below about the previous use, the current use, and the intended future use of the land.

* farm and agricultural used for hay, farm and agricultural used for hay, allowed to grow natural. intend to reestablish native plants. NOTICE: life along river to slow erosion and bring back wild life such as birds, salmon and mammals to the land.

Previously used - currently still used

The county and/or city legislative authorities may require owners to submit additional information regarding the use of the land.

As owner of the parcel(s) described in this application, I hereby indicate by my signature below that I am aware of the additional tax, interest, and penalties involved when the land ceases to be classified under the provisions of Chapter 84.34 RCW. I also certify that this application and any accompanying documents are accurate and complete.

Print the name of each owner:

Signature of each owner:

Date

Karen Brennan

[Signature]

9-9-25

The granting or denial of an application for classification or reclassification as open space land is a legislative determination and shall be reviewable only for arbitrary and capricious actions. Denials are only appealable to the superior court of the county in which the land is located and the application is made.



Statement of Additional Tax, Interest, and Penalty Due Upon Removal of Classification

1. Upon removal of classification, an additional tax shall be imposed which shall be due and payable to the county treasurer 30 days after removal or upon sale or transfer, unless the new owner has signed the Notice of Continuance. The additional tax shall be the sum of the following:
 - (a) The difference between the property tax paid as "Open Space Land" and the amount of property tax otherwise due and payable for the last seven years had the land not been so classified; plus
 - (b) Interest upon the amounts of the difference in (a), paid at the same statutory rate charged on delinquent property taxes; plus
 - (c) A penalty of 20% will be applied to the additional tax and interest if the classified land is applied to some other use except through compliance with the property owner's request for withdrawal as described in RCW 84.34.070(1).
2. The additional tax, interest, and penalty specified in (1) shall not be imposed if removal 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 disallows the present use of such land.
 - (e) Transfer of land to a church when such land would qualify for property tax 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 (See RCW 84.34.108(6)(f)).
 - (g) Removal of land classified as farm & agricultural land under RCW 84.34.020(2)(f) (farm home site).
 - (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 designated forest land under chapter 84.33 RCW, or classified under this chapter 84.34 RCW continuously since 1993. The date of death shown on the death certificate is the date used.
 - (l) The discovery that the land was classified in error through no fault of the owner.

FOR LEGISLATIVE AUTHORITY USE ONLY

Date application received: _____ By: _____

Amount of processing fee collected: \$ _____

- Is the land subject to a comprehensive land use plan adopted by a city or county? Yes No

If yes, application should be processed in the same manner in which an amendment to the comprehensive land use plan is processed.

If no, application must be acted upon after a public hearing and notice of the hearing shall have been given by one publication in a newspaper of general circulation in the area at least ten days before the hearing.

- If the land is not subject to a comprehensive land use plan, is the land located within an incorporated part of the county? Yes No

If yes, application must be acted upon by three members of the county legislative authority and three members of the city legislative authority. See RCW 84.34.037(1) for details.

If no, application must be acted upon by three members of the county legislative authority.

- Application approved In whole In part
- Application denied Date owner notified of denial (Form 64 0103):

If approved, date Open Space Taxation Agreement (OSTA) was mailed to owner:

Signed OSTA received by Legislative Authority on:

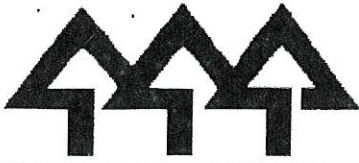
Copy of signed OSTA forwarded to Assessor on:

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REV 64 0021e (6/26/19)

REV 64 0021 (08/02/17)





SNOHOMISH COUNTY

Property Account Summary

As Of 9/9/2025 Status: Active

Account No.: 31040200400100

Alternate Property Number: 02310440010008

Account Type: Real Property

TCA: 01141

Situs Address: 1405 226TH ST NW SILVANA WA 98287

Legal Description

Legal: Section 02 Township 31 Range 04 Quarter SE - BEG 22.11FT W OF NW COR GOV LT 11 TH S08*16 00E 189.42FT TH S54*45 00E 56.76FT TH N35*15 00E 153.7FT TPB TH S54*45 00E 141.9FT TH S35*15 00W 171. 66FT TO NELY LN OF TR CNVYD TO L.P. CLAUSEN PER AFN 62359 TH S54*45 00E 519FT TH N35*15 00E 110FT TH S54*45 00E 90FT TH S35*15 00W 110FT TH S54*45 00E TAP ON NWLY LN LT 15 BLK 2 1ST PLAT SILVANA PROD NELY TH S35*15 00W 75FT TO NWLY COR SD LT 15 TH S54*45 00E 90FT TO NELY COR SD BLK 2 TH S35*15 00W ALG SD SELY LN BLK 2 110FT TH S54*45 00E 70FT TH S35*15 00W 15FT TH S54*45 00E 360FT TH S35*15 00W 5FT 5IN TH S54*45 00E TO INT S LN SD GOV LOT 11 TH E TO SE COR THOF TH N & NWLY ALG E LN LOT 11 TO N LN THOF TH W ALG N LN LOT 11 TAP N35*15 00E OF TPB TH S35*15 00W TO TPB TGW BEG NE COR SE 1/4 SE 1/4 SEC 2 TH S ALG E LN SD SUB TAP 1215FT N OF SE COR SEC TH N64*45 00W 157FT TH N35*15 00E 22.5FT TH N54*45 00W TO N LN SE 1/4 SE 1/4 TH E TO POB TGW ALL TH PTN GOVT LOT 11 SD SEC DAF: BAAP 22.11FT W OF NW COR SD GOVT LOT 11 TH S08*16E 189.42FT TH S54*45E 56.76FT TH N35*15E 153.7FT TH S54*45E 141.9FT TH S35*15W 171.66FT TO A LP CLAUSEN TR TH S54*45E 519.0FT TH N35*15E 110.00FT TH S54*45E 90.00FT TH S35*15W 111.00FT TAP ON NE MGN OF NORWAY ST AS ON FIRST PLAT OF SILVANA REC VOL 3 OF PLATS, PG 53 AND TPB TH N54*45W ALG SD R/W 13.10FT TH N33*58 29E 111.03FT TH S54*45 00E 15.57FT TH S35*15 00W 111.00FT TO TPB EXC ALL TH PTN GOVT LOT 11 SD SEC DAF: BAAP 22.11FT W OF NW COR SD GOVT LOT 11 TH S8*16E 189.42FT TH S54*45E 56.76FT TH N35*15E 153.7FT TH S54*45E 141.9FT TH S35*15W 171.66FT TO A LP CLAUSEN TR TH S54*45E 519.0FT TO TPB TH N54*45 00W 20.00FT TH N27*18 42E 121.16FT TH S54 45E 110.94FT TH S33*58 29W 10.00FT TH N54*45 00W 74.43FT TH S35*15 00W 110.00FT TO TPB PER BLA00-108065 REC AFN 200101090358 SUBJ R/W ESE PUD #1 EXC TH PTN TH LIES ELY & SELY OF FDL: COM NELY COR BLK 2 OF FIRST PLAT OF SILVANA TH S35*15 00W ALG E LN THOF 110FT TO TPB TH N35*15 00E ALG SD E LN 110FT TO NELY COR SD BLK 2 TH N54*45W ALG N LN SD BLK 2 90FT TO NW COR OF LOT 15 SD PLAT TH N35*15E 75FT TH S 54*45E 59.39FT TH N13*00 43E 98.51FT TH N10*32 53W 162.44FT TH N42*22 44E 610FT M/L TO ORDINARY HIGH WATER MARK ON L BANK STILLI RIV AND TERM SD DESC LN PER SNO CO SSE #04-112929 ES REC AFN 200406220114 & SURV AFN 200406225444 - OSA - 78



Parties:

Table with 2 columns: Role, Name & Address. Rows for Owner (BRENNAN KAREN L) and Taxpayer (BRENNAN KAREN L).

Property Values:

Table with 6 columns: Value Name, 2025, 2024, 2023, 2022, 2021. Rows for Taxable Value Regular, Market Total, Property Use Total, Assessed Value, Market Land, Market Improvement, Current Use Land, Current Use Improvement.

Property Characteristics:

Table with 3 columns: Tax Year, Characteristic, Value. Row for 2025 Use Code (830 Open Space Agriculture RCW 84.34).





EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Snohomish County
Purpose: Bank protection and/or for flood control
Recording Date: June 23, 1953
Recording No.: 1066119
Affects: Portion of said premises

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 9705095002

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Snohomish County Boundary Line Adjustment No. 00.108065:

Recording No: 200101090358

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Affidavit of Short Subdivision Exemption No. 04-112929 ES:

Recording No: 200406220114

Survey is recorded under recording no. 200406225444.

5. Any question that may arise due to shifting or change in the course, boundaries or high water line of Stillaguamish River or due to prior shifting or changing of the course, boundaries or high water line; and rights of the State of Washington in and to that portion of said Land, if any, lying in the bed or former bed of Stillaguamish River.



EXHIBIT "B"

Exceptions
(continued)

6. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.
7. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
8. City, county or local improvement district assessments, if any.