

**Current Use Application
Farm and Agricultural Land Classification
Parcels with Same Ownership**

Chapter 84.34 RCW

RECEIVED
DEPT OF COUNTY 2021

File with County Assessor

SNOHOMISH

Tax code area: 03665
Parcel number(s): 28061000200200

Assessor Use Only

- Application approved
- All of parcel (land only)
- Home site approved
- Application denied
- Portion of parcel (land only)
- Home site denied

**EXEMPTION
DEPARTMENT**

Owner(s) name and address:
PETER + ALYSSA TESKE
6830 153 AVE SE
SNOHOMISH, WA 98290

Date owner notified: _____
Fee returned Yes No Date: _____

Telephone no.: 425-508-2712
Email address: PCTESKE@YAHOO.COM

Assessor/Deputy Signature: _____

APPEAL: A denial of an application for classification as farm and agricultural land may be appealed to the County Board of Equalization.

1. Legal description: SEC 10 TWP 28 RGE 06TH PTN OF NW 1/4 NE 1/4 LY Sec: 10
NELY OF CITY OF EVERETT PIPELINE R/W EXC E 30FT FOR CO RD Twp: 28
(AKA LOT 2 OF SP # 99 (5-75) REC AF # 2388160 Rge: 06

2. Acreage: Crops.....	<u>3.2</u>	Irrigated acres.....	<u>0</u>	Dry acres: <u>8.58</u>
Livestock.....	<u>3.8</u>	List types of crops.....	<u>CHRISTMAS TREES</u>	
Grazing.....	<u>0</u>	List types of livestock.....	<u>CHICKENS, SHEEP, PIGS</u>	
Horticulture.....	<u>.5 +/-</u>	Describe horticulture activity.....	<u>VEGETABLE GARDEN / GREENHOUSE</u> <u>FRUIT ORCHARD, BERRY BUSHES</u>	
Farm buildings (including greenhouses).....	<u>.1 +/-</u>	Is grazing land cultivated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Employee Housing ..	<u>0</u>			
Residence.....	<u>1</u>			
Equestrian uses.....	<u>0</u>	List types of equestrian uses: <u>NONE</u>		
Woodlot areas.....	<u>0</u>	Is woodlot area(s) used for grazing/sheltering of livestock? <input type="checkbox"/> Yes <input type="checkbox"/> No		
Other.....	<u>0</u>	Describe other: _____		
TOTAL Acreage	<u>8.58</u>			

3. Describe the land on the parcel(s), if applicable, that is rented to others and not affiliated with agricultural use. Show the location on a map.

NO LAND IS RENTED

4. Is the parcel(s) subject to a lease or agreement that permits any use other than its present use? Yes No
If yes, please describe: _____

5. Describe the present use of each parcel of land described in this application.
OWNER OCCUPIED RESIDENCE WITH WORKSHOP, GARAGE, BARN + GREENHOUSE. ACREAGE USED FOR RAISING SHEEP, PIGS, CHICKENS. ACREAGE FOR CHRISTMAS TREE CROP. SMALL AREA FOR HORTICULTURE.

6. Describe the present improvements (residence, farm buildings, employee housing, etc.) on each parcel of land described in this application. RESIDENCE, 1 CAR GARAGE, BARN, SHOP BUILDING, SMALL GREENHOUSE
If a residence is located on the land, is it the primary residence of the farm operator or owner? Yes No
If yes, explain how the residence is central to or inherent in the use or operation of the farm and agricultural land for commercial agricultural purposes. THE RESIDENCE HOUSES THE FARM OWNERS / WORKERS + IS THE HEARTBEAT OF THE FARM -- THE COMMAND CENTER

7. If the primary use of the land is subject to this application is horticulture, provide the following information:
- Are you selling plants that have been purchased from another grower for resale? Yes No
If yes, how many acres of the land used for horticulture is being used to store and care for those plants that are purchased for resale? _____
 - How many acres are used to grow plants in the ground? 3 ACRES
 - How many acres are used to grow plants in containers? 0
For the acreage used for growing plants in containers, what percentage of the land is covered by pavement? _____
 - Is the land used for horticulture less than five acres? Yes No
If yes, what percentage of that acreage, if any is open to the general public for on-site retail sales? 0%
8. Attach a map of the property to show an outline of the current use of each area of the property such as: livestock (type), row crops, hay land, pasture, wasteland, woodlots, etc.
Include on the map, if available, the soil qualities and capabilities. Also indicate the location of improvements listed in questions 6 and 7.
9. Applications for parcels less than twenty acres must meet certain minimum income or investment standards (see RCW 84.34.020(2)(b), (c), and (d)). Please supply the pertinent data below to show that the land will qualify for classification.

Year	2021	2020	2019	2018		Average
List the yield per acre for the last five years (bushels, pounds, tons, etc.).						
List the annual gross income ^{ESTIMATED} per acre for the last five (5) years.	<u>(+) 4650</u>	<u>1850</u>	<u>6470</u>	<u>0</u>		<u>+ 3243</u>
INVESTMENT (-) →	<u>\$-2840</u>	<u>\$-3879</u>	<u>\$-4060</u>	<u>\$-4755</u>	\$	<u>\$ -3884</u>
If rented or leased, list the annual gross rental fee per acre for the last five years.	\$	\$	\$	\$	\$	\$
For standing crops or short rotation hardwoods, list the average investment per acre for the current year or previous year.	<u>\$ 284</u>	<u>\$ 236</u>	<u>\$ 532</u>	<u>\$ 1854</u>	\$	<u>\$ 727</u>
TOTAL INVESTMENT SHOWN (NOT PER ACRE)						

NOTICE: The assessor may require owners, regardless of the size of parcels(s) subject to the application, to submit pertinent data regarding the use of the classified land, productivity of typical crops, income, etc., to verify an eligible commercial agricultural activity is being conducted on the land.

As owner(s) of the parcels 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.

The agreement to tax according to use of the property is not a contract and can be annulled or canceled at any time by the Legislature (RCW 84.34.070)

Print the name of each owner:

Signature of each owner:

Date:

PETER TESKE

[Signature]

12/29/21

Alyssa Teske

Alyssa Teske

12/27/21

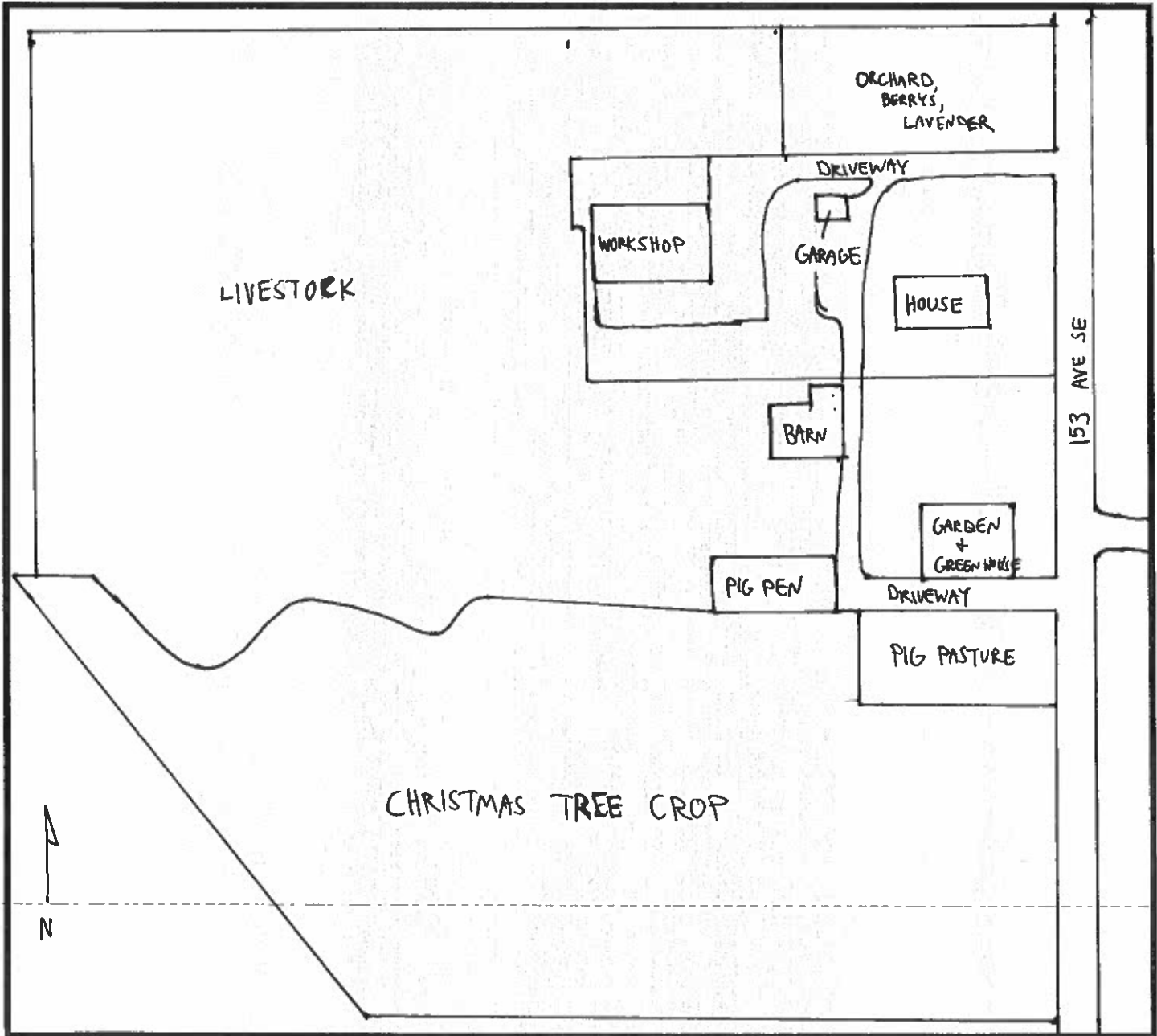
Assessor

In accordance with the provisions of RCW 84.34.035, "... [T]he assessor shall submit notification of such approval [Form REV 64 0088] to the county auditor for recording in the place and manner provided for the public recording of state tax liens on real property."

To ask about the availability of this publication in an alternate format for the visually impaired, please call 1-800-647-7706. Teletype (TTY) users may use the Washington Relay Service by calling 711. For assistance, contact your local county assessor's office.

SKETCHED MAP SHEET REQUIRED

Please sketch a representative drawing of your property which clearly locates all buildings, residence(s), sheds, forestlands, wetlands, buffers, roads, trails, etc. An aerial map may be attached, but will not be accepted as a replacement for this detailed sketch, as aerial maps may not always reflect recent activity on the property.



Property Owner PETER + ALYSSA TESKE

Parcel Number(s) 28061000200200

PETER TESKE

6830 153 AVE SE
Snohomish, WA 98290
pcteske@yahoo.com
425-508-2712

Snohomish County Assessor's Office
3000 Rockefeller Ave., M/S 510
Everett, WA 98201

To whom it may concern:

Please find enclosed my Current Use Application Farm and Agricultural Land Classification Parcels with Same Ownership form with Map Sheet. Due to the formatting of the aforementioned form, I feel compelled to include this brief letter of explanation concerning a few of the items in the application.

Concerning Section 2 "Acreage":

1. The acreage I have listed is based on an estimate using Google Earth Pro and not an accurate land survey.
2. "Horticulture" includes land area used for gardening, greenhouse growing, orchard trees, berry bushes, and lavender bushes.
3. "Types of livestock" note: our pigs are raised seasonally and are not always on the property.
4. As there is no place on this application to note the number of livestock seasonal or otherwise (stated as a requirement on the Open Space Farm & Agricultural Checklist), they are noted below:
 - a. We seasonally have 4-8 pigs.
 - b. We keep 4-7 head of sheep.
 - c. We keep 30-185 chickens (layers and broilers).
 - d. We sold one heifer in 2019 but currently have no bovines.

Concerning Section 9 "...Please supply the pertinent data (income or investment) below to show that the land will qualify..."

1. After receiving some instruction from Jim Schmidtgal (Snohomish County Open Space Appraisal Analyst), I elected to indicate our estimated gross income from our livestock raising and horticulture efforts. These are estimated numbers only as I have not kept record of actual income.
2. The income and investment figures listed here are not averaged per acre. They are the annual total for the year indicated.
3. The amounts listed as gross investments include the costs associated with the Christmas Tree crop listed as "standing crop" investment costs two lines below.
4. We have not had any income from our Christmas Tree crop thus far (planted in 2018 and 2019).
5. The investment figures shown for standing crops (Christmas Trees) has not been listed per acre. The number listed is the total for the entire property each year indicated.

Please feel free to contact me with any questions or comments.

Sincerely,



Peter Teske

Enclosure: Current Use Application Farm and Agricultural Land Classification Parcels, Same Ownership form, Map Sheet