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SNOHOMISH COUNTY

AUG 03 2026

ASSESSORS OFFICE

Department of Revenue
Washington State

Application for Classification or Reclassification
Open Space Land
Chapter 84.34 RCW

File With The County Legislative Authority

Name of Owner(s): Zin M. Matheny

Phone No: 360-348-5581

Email Address: ZIN.ZINNER@gmail.com

Address: 13128 Old Sno-Monroe Rd
Snohomish, WA 98290

Parcel Number(s): 28062800300800 28062800300801

Legal Description: See Attached

Total Acres in Application: ~~X~~ 4.55 of 5.55

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.
3343

2026 REAL ESTATE TAX

BRIAN SULLIVAN
Snohomish County Treasurer M/S #501
3000 Rockefeller Ave, Everett WA 98201-4046

PARCEL NUMBER
28062800300800

FIRST 4 LINES OF LEGAL DESCRIPTION:

Section 28 Township 28 Range 06 Quarter SW SEGD FOR TAX PURPOSES ONLY A PTN OF NW1/4 SEC 33 & SW1/4 SEC 28 TWP 28 RNG 6 DAF COM AT NW COR OF SD SEC 33 TH S87 13 40E ALG N LN OF SD SEC FOR 590.00FT TO TPB TH S87 13 40E 3.44FT TH S45 26 43E 393.74FT TH N46 31 46E 509.06FT M/L TO SWLY MGN OF CO RD TH N40 07 00W ALG SD MGN 516.74FT TO A LN BEAR N34 20 52E FR POB TH S34 21 52W ALG SD LN 568.03FT

PROPERTY ADDRESS:

13128 OLD SNOHOMISH MONROE RD SNOHOMISH WA

2026 REAL ESTATE TAX

BRIAN SULLIVAN
Snohomish County Treasurer M/S #501
3000 Rockefeller Ave, Everett WA 98201-4046

PARCEL NUMBER
28062800300801

FIRST 4 LINES OF LEGAL DESCRIPTION:

Section 28 Township 28 Range 06 Quarter SW SEGD FOR TAX PURPOSES ONLY 4.59 AC & ALLOWED BLDGS FOR S/C EX FDP COM AT NW COR OF SD SEC 33 TH S87 13 40E ALG N LN OF SD SEC FOR 590.00FT TO TPB TH S87 13 40E 3.44FT TH S45 26 43E 393.74FT TH N46 31 46E 509.06FT M/L TO SWLY MGN OF CO RD TH N40 07 00W ALG SD MGN 516.74FT TO A LN BEAR N34 20 52E FR POB TH S34 21 52W ALG SD LN 568.03FT M/L TO POB

PROPERTY ADDRESS:

13128 OLD SNOHOMISH MONROE RD SNOHOMISH WA

1. Describe the present use of the land.
land is currently a large estate garden & mowed pastures. Gardens grow unique perennials used for art cement works. I also grow Japanese Maples for Bonsai containers.

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.

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

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.

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.
Previous use: growing trees, shrubs, perennials for nursery stock. Current use: growing unique plants for concrete leaf molds; also growing Japanese maples (Acer palmatum dissectum) for Bonsai planters. Intended use: keeping acreage as a beautiful estate garden & maintained pasture.

NOTICE:

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.

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
Zin M. Matheny	Zin M. Matheny	July 25, 2026

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.

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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.

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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)

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