



San Juan County Assessor

John Kulseth

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www.sanjuanco.com/assessor

September 2, 2024

Landowner's Name

Street Address

City, State Zip code

Re: Current Use Farm and Agricultural

Property ID(s)/Parcel #(s) XXXX/XXXXXXXXXX000

Dear Landowner:

On, July 1, 2024 as part of a monitoring process of properties classified as Current Use Farm and Agricultural, we mailed a letter with a questionnaire to you and other Current Use Farm and Agricultural landowners in your location of San Juan County. The Assessor's office is required to review these properties and determine that these classified properties remain compliant with the laws and rules of the program. This monitoring process is mandated by Washington State. In our prior letter, we requested that you return the completed questionnaire no later than August 29, 2024. To date, we have not received your completed questionnaire.

The Current Use Farm and Agricultural program was established to encourage commercial agriculture in Washington State. Participation in this program results in lower assessed property values and lower property taxes. The balance of these lowered property taxes is shifted to the rest of the taxpayers in San Juan County.

Because we have not received your questionnaire, we have no way to confirm that your property is compliant with the rules and laws of its classification. I have enclosed a Notice of Intent to Remove Current Use Farm and Agricultural classification. Please review it carefully. Failure to submit the requested information within 30 days may cause the land to be removed from its classification, WAC 458-30-270(3).

For your convenience, we have enclosed a second copy of the questionnaire. Please complete and return a copy of the questionnaire as soon as possible. As always, please feel free to contact me with any questions.

Bill Shanks

Current Use/DFL Administrator

San Juan County Assessor's Office

360-370-7539

BILLS@sanjuanco.com

San Juan County Current Use Farm and Agricultural Program Questionnaire

July 1, 2024

1. Please provide the information requested below much of which may be included on your current farm plan.

Use	Acres	Property Use:	
Crops		List Types of Crops:	
Irrigated Acres			
Dry Acres			
Livestock		List Types of Livestock:	
Grazing			
Horticulture		Describe Horticulture Activity:	
Farm Buildings (including greenhouses)			
Employee Housing			
Residence		Is grazing land cultivated?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Equestrian Uses		List Types of Equestrian Uses:	
Woodlot Areas		Is/are woodlot area(s) used for grazing/sheltering of livestock?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Other		Describe Other:	
TOTAL Acreage			

2. If applicable, describe the land on the parcel(s) that is rented to others, and not affiliated with agricultural use. _____
- _____
- _____
- _____

3. Describe the present use of each parcel of land, classified as Current Use Farm and Agricultural, described in your Farm Management Plan. _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____

4. Describe the present improvements (residence, farm buildings, employee housing, etc.) on each parcel of land described in your Farm Management Plan. _____

5. 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. _____

6. If the primary use of the land is horticulture, provide the following information:
- a. 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? _____
- b. How many acres are used to grow plants in the ground? _____
- c. How many acres are used to grow plants in containers? _____
For the acreage used for growing plants in containers, what percentage of the land is covered by pavement? _____
- d. Is the land used for horticulture less than five acres? Yes ☐ No ☐
If yes, what percentage of that acreage is open to the general public for on-site retail sales? _____
7. Attach a map of the property to show an outline of the current use of each area of the property such as; livestock (type), fence lines, row crops, hay land, pasture, wasteland, woodlots, etc. Also, indicate the location of improvements listed in questions 5 and 6.
8. Please submit income and expense information as evidence supporting that the property is being used for commercial agricultural purposes. This information may include, but is not limited to:
- Income tax returns (Schedule F)
 - Land leases
 - Receipts for payment received in the operation of your business.
 - Receipts for payment to others for expenses incurred in the operation of your business.
 - Other supporting documents to help us determine the property continues to qualify for as "Farm and Agricultural Land" as defined by RCW 84.
 - A current farm plan. (An example with the required format is available upon request)

9. If the property currently classified as Farm and Agricultural Land is less than twenty acres, please supply the pertinent data below to show that the land will continue to qualify for classification.

Year	2019	2020	2021	2022	2023	Average
List the yield per acre for the last five years (bushels, pounds, tons, etc.)						
List the annual gross income per acre for the last five (5) years.						
If rented or leased, list the annual gross rental fee per acre for the last five (5) years.						
For standing crops or short rotation hardwoods, list the average investment per acre for the current year or previous year.						

Please sign and date the questionnaire in the space provided and return as indicated below:

Owner Signature

Date

Please follow the request on our cover letter and return this questionnaire, along with the supporting documents to:

San Juan County Assessor's Office
Attention: Current Use/DFL Administrator
PO Box 1519
Friday Harbor, WA 98250
360-370-2172

You may also return information electronically by sending your information to:
assessor@sanjuanco.com.