

May 17, 2001

RE: RID R-141 – Farm and Agricultural Assessment Exemption

Dear Property Owner:

Our records indicate that your property involved in Road Improvement District (RID) #R-141 - Foothills Road, is under the Open Space Program and classified as current use farm and agricultural land. As such, the parcel is automatically exempt from paying special benefit assessments like the RID assessments. Recently, a notice was sent by the Spokane County Assessor's Office explaining the exemption from paying special benefit assessment. We want to be sure that you understand the exemption and your choice to waive the exemption.

State statute R.C.W. 84.34.300 to .380 is attached for your reference. In short, it explains that property classed as farm and agricultural land does not have to pay special benefit assessments as long as the property remains so designated. However, should the property (or a portion of it) ever be removed from the classification, then the assessment must be paid in addition to yearly interest and penalties. Additionally, a lien is placed against the property for the assessment, interest and penalties until paid.

In essence, the exemption is only temporary in so far as the assessment, along with yearly interest charges, will always follow and encumber the property.

If you do not wish to take the exemption, you may sign a waiver and pay the assessment. Your property will automatically be exempted unless an executed waiver is received by August 1, 2001. Another waiver form has been included for your convenience. Notaries are available at the County Engineer's Office, if needed.

If you have any questions regarding the special benefit exemption and the effects, please call the RID section at 509-477-3600.

Sincerely,

Pat Frankovic  
RID Administrator

PF/kmhj: ag class letter 2001

ENCLOSURES