



King County
Water and Land Resources Division

Department of Natural Resources and Parks

King Street Center
 201 South Jackson Street, Suite 6300
 Seattle, WA 98104-3855

206-296-6519 Fax 206-296-0192

TTY Relay: 711

February 3, 2025

Dear Applicant:

Thank you for applying to the Public Benefit Rating System (PBRs), a current use assessment program described in Chapter 84.34, Revised Code of Washington and Chapter 20.36, King County Code. Several important steps must occur prior to your property being enrolled.

- ☐ Review of the PBRs application by county staff, which includes forwarding a copy to the City of Bellevue for their review
- ☐ Staff schedules and conducts **site visit** for resource/property analysis
- ☐ **Staff prepares report/recommendation** (applicant, city and Assessor receive copy) and presents this report and comments at a **scheduled public hearing** held before the city council (*approval requires action by city council members*)
- ☐ King County will also hold a **scheduled public hearing** (*for a property located within a city, approval from both the city and county is required for PBRs enrollment*)
- ☐ Open Space Taxation Agreement prepared
- ☐ Agreement signed by Chair of County Council and then sent to owner(s) for signature
- ☐ **Agreement recorded** by the Assessor's Office with the King County Records, Elections and Licensing Services Division (copy sent to owner) – *the property is now formally enrolled*

Once the review and approval process begins, it will take approximately 4-6 months for an application to be acted on by council. Although your direct involvement may be needed during specific phases, most of the administrative actions occur without a landowner's participation. An application received in 2024 that is subsequently approved will initially impact an owner's 2026 tax bill.

Additional program information is located at www.kingcounty.gov/incentives.

Sincerely,

Megan Kim
 (206) 477-4788
 PBRs Program Analyst
 Agriculture, Forestry, Incentive Unit

Public Benefit Rating System

APPLICATION

DEAR SIR/MADAM,
PLEASE FIND
OUR PBRs
APPLICATION
ENCLOSED. CHECK
NOT INCLUDED
PER GUIDANCE
FROM MS. MEGAN KIM
[PHONE CALLS - DEC 27th
28th]



King County

Department of Natural Resources and Parks
Water and Land Resources Division

-THANK YOU.
SINCERELY
MADHUKIRANA REDDITIMM

PUBLIC BENEFIT RATING SYSTEM

Application for Open Space Land Classification

The Public Benefit Rating System (PBRs) offers an incentive to preserve open space on private property in King County by providing a tax reduction. A participating property is assessed at a "current use" value, which is lower than the "highest and best use" assessment value that would otherwise apply to the property (see King County Code, Chapter 20.36).

PBRs is based on a point system. Points are assigned to each qualifying resource category as described in King County's *Public Benefit Rating System Resource Information* document (www.kingcounty.gov/incentives). The total points awarded for a property's PBRs resources translate into a 50% to 90% reduction in **land assessed value for the portion of the property participating** (see Valuation Schedule on page A-6).

The area used for your home, landscaping, driveway, and other personal uses does not qualify for PBRs and is referred to as the excluded area. It is acceptable to exclude an area for a future home and/or potential use/development. The area that meets an open space resource requirement and enrolls is referred to as the participating area. To qualify for PBRs, **the participating area must contain an identified open space resource and must have the potential for use or development that will be restricted by enrollment in the program.**

FILING YOUR APPLICATION

Please read the *Public Benefit Rating System Resource Information* document before filling out your application (www.kingcounty.gov/incentives). To qualify for a resource category, your property must meet the requirements of that category.

Where to File Your Application: King County Water and Land Resources Division. It must be postmarked no later than the annual deadline and sent to:

King County WLRD
PBRs Program
201 South Jackson Street, Suite 5600
Seattle, WA 98104-3855

Annual Deadline: December 31st

Fee: \$620. This non-refundable fee must be paid by check for the full amount and made payable to the King County Office of Finance.

Questions: PBRs staff will evaluate property eligibility and are available to answer questions. If your property is within a city, you may also wish to contact city staff prior to completion of this application form.

Alternate Format Available

TTY Relay: 771

PUBLIC BENEFIT RATING SYSTEM

Application

Open Space Land Classification For Property Within King County, Washington In Accordance With RCW 84.34 and K.C.C. 20.36

Original Application AND All Required Documents Must Be Submitted To:
King County Water and Land Resources Division, PBRs Program
201 South Jackson Street, Suite 5600, Seattle, WA 98104-3855

1. NAME of APPLICANT: Madhukirana Reddy Timiri

Day Phone: 6509969597 Evening Phone: 6509969597 Email: madhukir@gmail.com

2. MAILING ADDRESS of APPLICANT: 4277 137th Ave NE, Bellevue, WA 98005

3. PROPERTY ADDRESS: 4277 137th Ave NE, Bellevue, WA 98005

Is the property located in an incorporated city? Yes X City: Bellevue No
From what road is the property accessed? 137th Ave NE, Bellevue, WA 98005

4. PROPERTY HISTORY: Is the property presently participating in a current use assessment program (RCW 84.34 or RCW 84.33)? Yes No X

5. APPLICANT'S INTEREST in PROPERTY: Owner Yes X No
Purchasing through contract Yes No
Other Explain

6. PARCEL NUMBER and ACREAGE:

<u>Tax Assessor Parcel #</u>	<u>Total Acres in Parcel</u>	<u>Acres Requested for PBRs</u>
a. <u>8669400210</u>	<u>1.38</u>	<u>1.33 (excl built area)</u>
b. <u> </u>	<u> </u>	<u> </u>
c. <u> </u>	<u> </u>	<u> </u>
TOTAL	<u>1.38</u>	<u>1.33</u>

County use only:

Date Received

File NO.


AFFIRMATION

As owner(s) of the land described above, I hereby indicate by my signature that I am aware of the potential tax liability involved when the land ceases to be classified under the provisions of Chapter 84.34 RCW. I also declare under the penalties for false swearing that this application and any accompanying documents have been examined by me and to the best of my knowledge it is a true, correct, and complete statement.

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).

Madhukirana Reddy Timiri

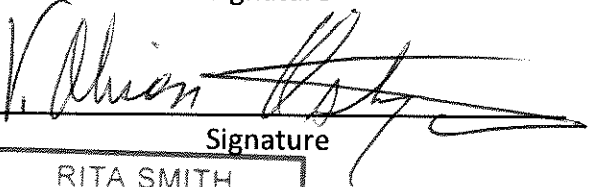
Print Name



Signature

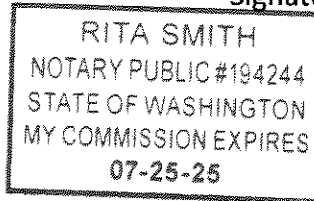
VELMA ALISON OSTERGAARD

Print Name



Signature

State of Washington
County of King County



Subscribed and affirmed to before me this 29th day of December, 2021


Notary's Signature

7/25/2025
My Appointment Expires

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 (a), paid at the same statutory rate charged on delinquent property taxes.

- (c) A penalty of 20% shall be applied to the additional tax if the classified land is applied to some other use except through compliance with the property owner's request for withdrawal process, or except as a result of those conditions listed in (2) below.
2. The additional tax, interest, and penalty specified in (1) above shall not be imposed if removal resulted solely from:
- (a) Transfer to a government 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, 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 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 and agricultural land under RCW 84.34.020(2)(e) (farm homesite).
 - (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 fee interest or a conservation easement for the riparian open space program 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 a death certificate is the date used.
 - (l) The discovery that the land was classified in error through no fault of the owner.

I. GENERAL

- A. Describe all present and proposed uses within the PBRS area (**participating area**). Uses might include enjoyment of paths/trails, bird watching, forestry, farm activities or simply staying out of the open space. Please attach additional sheets if necessary.

+ Equestrian, hiking and biking trail granted through easement to Trails End Community and availed off by general public
+ Large open space, buffered between madrona, pine, beech, cottonwood and large leaf maples readily accessible from public access trail through three entry points for dogs and public use
+ Rare wildlife habitat (Anna's Hummingbirds, Pileated Woodpeckers, Owls, Hawks, Steller's Jay, Chickadees, Coyote)

- B. Describe all existing improvements on the property (**excluded area**). This would include home, driveway, road, drainage system, well, yard, landscaping, garden and other personal-use areas. Please attach additional sheets if necessary.

Home, garage, driveway

- C. Describe all potential or planned improvements and where they might be located on the property. Excluding an area now that might be later developed, such as a future home site, should be considered, but is not required. Please attach additional sheets if necessary.

None

- D. Is the land subject to lease or other agreements (such as CCR's, utility, natural or native growth protection, conservation, trail, or road easement) that may limit the property's use or development?

Yes X No

If "yes", then what type of lease/agreement/easement is it? power lines

Please attach copies of all leases, options, easements or any other such agreements.

II. RESOURCE INVENTORY/PBRS Categories

Property may receive points as indicated for an open space resource or bonus category listed below. On page A-7, please provide justification for each category requested.

Open Space Resources

- | | |
|---------------|---|
| <u>5</u> | 1. Public recreation area - 5 points |
| <u> </u> | 2. Aquifer protection area - 5 points |
| <u> </u> | 3. Buffer to public or current use classified land - 3 points |
| <u>35</u> | 4. Equestrian-pedestrian-bicycle trail linkage - 35 points |
| <u>25</u> | 5. Active trail linkage - 15 or 25 points |
| <u> </u> | 6. Farm and agricultural conservation land - 5 points |
| <u> </u> | 7. Forest stewardship land - 5 points |
| <u> </u> | 8. Historic landmark or archaeological site: buffer to a designated site - 3 points |
| <u> </u> | 9. Historic landmark or archaeological site: designated site - 5 points |
| <u> </u> | 10. Historic landmark or archaeological site: eligible site - 3 points |
| <u> </u> | 11. Rural open space - 5 points |
| <u> </u> | 12. Rural stewardship land - 5 points |
| <u>5</u> | 13. Scenic resource, viewpoint or view corridor - 5 points |
| <u>5</u> | 14. Significant plant or ecological site - 5 points |
| <u>5</u> | 15. Significant wildlife or salmonid habitat - 5 points |
| <u> </u> | 16. Special animal site - 3 points |
| <u>5</u> | 17. Surface water quality buffer - 5 points |
| <u>5</u> | 18. Urban open space - 5 points |
| <u>5</u> | 19. Watershed protection area - 5 points |

95 = total open space resource points

Bonus Categories

- | | |
|---------------|--|
| <u> </u> | 1. Resource restoration - 5 points |
| <u>5</u> | 2. Additional surface water quality buffer - 3 or 5 points |
| <u> </u> | 3. Contiguous parcels under separate ownership – minimal 2 points |
| <u>15</u> | 4. Conservation easement or historic easement - 15 points |
| <u>5</u> | 5. Public access – points depend on type and frequency of access allowed |
| <u>5</u> | <i>Unlimited public access - 5 points</i> |
| <u> </u> | <i>Limited public access because of resource sensitivity - 5 points</i> |
| <u> </u> | <i>Environmental education access - 3 points</i> |
| <u> </u> | <i>Seasonally limited public access - 3 points</i> |
| <u> </u> | <i>None or members only - 0 points</i> |
| <u>35</u> | 6. Easement and access - 35 points |

60 = total bonus category points

155 = Total of open space resource and bonus category points results in a Public Benefit Rating (see valuation schedule on page A-6)

If public access points are requested, please list the user group(s) presently allowed access to the property. For what purpose does the public use the property? Please attach documentation that supports this type of use, such as letters from user groups. **For a property to be eligible, the owner must demonstrate that the property is open to public access and is used by the public.**

Dog walkers and hikers. Dog run off leash. Hikers and families with young children use the space for open outdoor play or walk. Local Llama farmer stops with his llamas during their walk.

If proposing public access, describe how the land can be reached. Are there private or public roads to the site? Are there any restrictions, such as an easement or physical barriers, which would inhibit public access? Are there any specific restrictions you think are necessary, such as hours, seasons, activities?

Current equestrian, hiking and biking trail has three entries into the open space preserve. No physical barriers or restrictions apply.

III. Estimate of Percentage Reduction (for your information only)

Please remember county/city staff will review your application and an approval/decision will be made by the granting authority. When estimating the actual effect on your property's valuation and your tax bill, please remember your assessment as open-space/current use land will be calculated **only on the land value of the portion of the property enrolled**. *The property will still be assessed at "highest and best use" rates for the residence/improvements and for other non-enrolled open-space land.*

<u>0</u>	Open space resource points
<u>0</u>	Bonus category points
<u>155</u>	= Total of points, resulting in a Public Benefit Rating

VALUATION SCHEDULE

<u>Public Benefit Rating</u>	<u>Assessed Value Reduction</u>	<u>Current Use Value</u>
0 - 4 points	0 %	100 % of Market Value
5 - 10 points	50 %	50 % of Market Value
11 - 15 points	60 %	40 % of Market Value
16 - 20 points	70 %	30 % of Market Value
21 - 34 points	80 %	20 % of Market Value
35 - 52 points	90 %	10 % of Market Value

IV. RESOURCE CATEGORY JUSTIFICATION

In the space provided, please explain why credit should be awarded for each category marked on page A-5 (refer to the Public Benefit Rating System Resource Information document found at www.kingcounty.gov/incentives). If additional space is needed, please use a separate sheet of paper and attach it to back of the application.

Public recreation area: Open to the general public that can access the space from the equestrian, hiking and biking trail that connects to it. Also used by dog walkers and families with children to play.

Equestrian-pedestrian-bicycle trail linkage: The equestrian, hiking and biking trail passes through the property and is accessed by general public.

Active trail linkage: open to passage by the general public

Scenic resource, viewpoint or view corridor: Viewpoint or view corridor of the vegetation, starry skies and wildlife (bald eagles) from open space along the corridor extending in both directions with pines, maples, madronas and beech trees lining the corridor.

Significant plant or ecological site: Madronas, native large leafed Maple, beech

Significant wildlife: Rare wildlife habitat (Anna's Hummingbirds, Pileated Woodpeckers, Owls, Hawks, Steller's Jay, Chickadees, Coyote) and sightings of Bald Eagle pairs.

Surface water quality buffer: Trails end community water comes from well served by this and other open space rain water seepage back into the well. Also reduces storm water run off. No live stock grazing occurs in this space. Area longer than twenty feet and feeds groundwater.

Urban open space: Native species of plants and wildlife and provides recreation space for general public.

a) Large open space, buffered between madrona, pine, beech, cottonwood and large leaf maples readily accessible from public access trail through three entry points for dogs and public use

b) Rare wildlife habitat (Anna's Hummingbirds, Pileated Woodpeckers, Owls, Hawks, Steller's Jay, Chickadees, Coyote)

Watershed protection area: Significant forest cover that reduces run-off and protects groundwater. Native species forest present in all permissible areas.

Bonus categories:

Additional surface water quality buffer: Groundwater buffer. Groundwater is the primary source of water for the entire Trails End community.

Historic easement: High-voltage transmission power line easement, oil pipeline easement and equestrian, hiking and bike trail easement to Trails End community for general public access.

Unlimited public access: Unlimited public access from equestrian, hiking and bike trail with easy access through three entries into open space preserve.

Easement and access: captured by the general public accessible open space and forest preserve accessible through equestrian, hiking and bike trail. Does not overlap with trail category.

