

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, Application Fee and Supporting Documents Must Be Submitted To:
King County Water and Land Resources Division, 201 South Jackson Street, Suite 6300,
Seattle, WA 98104-3855

1. NAME of APPLICANT: Madhukirana Reddy Timiri

Day Phone: (650) 996 9597 Evening Phone: (650) 996 9597 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 ☒ 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 ☒

5. APPLICANT'S INTEREST in PROPERTY: Owner Yes ☒ 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>
d. <u> </u>	<u> </u>	<u> </u>
e. <u> </u>	<u> </u>	<u> </u>
TOTAL	<u>1.38</u>	<u>1.33</u>

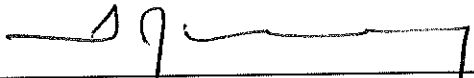
AFFIRMATION

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

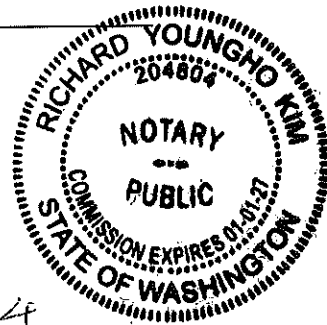
Print Name


Signature

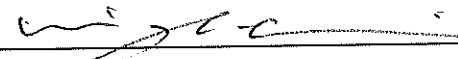
Print Name

Signature

State of Washington
County of King County



Subscribed and affirmed to before me this 30th day of December, 2024


Notary's Signature

01/01/2027
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 amounting to 20% of the sum of (a) and (b) 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. A penalty is not imposed when the land has been classified for at least ten assessment years at the time it is withdrawn from classification and the owner submitted a request to withdraw classification to the assessor.
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, 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 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)(f) (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 conservation easement of private forestlands 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 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 page if necessary to respond.

+ 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, public use and wildlife access.

+ Rare wildlife habitat (Anna's Hummingbirds, Pileated woodpeckers, owls, hawks,

bald eagles, Stellar's Jays, Chikadees, Coyotes)

- 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 page if necessary to respond.

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 page if necessary to respond.

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 ☒ No ☐

If "yes", then what type of lease/agreement/easement is it? Power lines and oil pipeline

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 (refer to the *Public Benefit Rating System Resource Information* document found at www.kingcounty.gov/incentives).

Open Space Resources

- | | |
|---------------|---|
| <u>25</u> | 1. Active trail linkage - 15 or 25 points |
| <u>5</u> | 2. Aquifer protection area - 5 points |
| <u> </u> | 3. Buffer to public or current use classified land - 3 points |
| <u>18</u> | 4. Ecological enhancement land – 18 points |
| <u>35</u> | 5. Equestrian-pedestrian-bicycle trail linkage- 35 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>5</u> | 11. Public recreation area - 5 points |
| <u> </u> | 12. Rural open space - 5 points |
| <u> </u> | 13. Rural stewardship land - 5 points |
| <u>5</u> | 14. Scenic resource, viewpoint or view corridor - 5 points |
| <u>5</u> | 15. Significant plant or ecological site - 5 points |
| <u>5</u> | 16. Significant wildlife or salmonid habitat - 5 points |
| <u> </u> | 17. Special animal site - 3 points |
| <u>10</u> | 18. Surface water quality buffer – 5, 8 or 10 total points |
| <u>5</u> | 19. Urban open space - 5 points |
| <u>5</u> | 20. Watershed protection area - 5 points |

123 = total open space resource points

Bonus Categories

- | | |
|---------------|---|
| <u> </u> | 1. Conservation easement or historic easement - 18 points |
| <u> </u> | 2. Contiguous parcels under separate ownership – minimal 2 points |
| <u>35</u> | 3. Easement and access - 35 points |
| <u>5</u> | 4. Public access – points depend on type and frequency of access allowed |
| <u> </u> | <u>5</u> <i>Unlimited public access - 5 points</i> |
| <u> </u> | <u> </u> <i>Limited public access because of resource sensitivity - 5 points</i> |
| <u> </u> | <u> </u> <i>Environmental education access - 3 points</i> |
| <u> </u> | <u> </u> <i>Seasonally limited public access - 3 points</i> |
| <u> </u> | <u> </u> <i>None or members only - 0 points</i> |
| <u>5</u> | 5. Resource restoration - 5 points |

45 = total bonus category points

150 = **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 the property is currently used by the public or will be used by the public within the property's first year of participation.**

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.

Local horse and sonkey herder uses space for herding and watering.

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 or activities?

Current equestrian, hiking and biking trail has three entries into the open space preserve.

No physical barriers or restrictions apply. Access from the 137th Ave NE

through the driveway and trail from front of the property.

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

Please remember county (and city staff, if applicable) will review your application and determine category eligibility. Final 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 any other non-participating land.*

105 Open space resource points

45 Bonus category points

150 = 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 points and above	90 %	10 % of Market Value

RESOURCE CATEGORY JUSTIFICATION

In the space provided, please explain why credit should be awarded for each category marked on page A-5. If additional space is needed, please use a separate sheet of paper and attach it to back of the application.

Active trail linkage: open to passage by general public

Aquifer protection area: Trails End community of 60 homes are dependent on this water from the well fed by this surrounding area for all the water consumed. There is no Bellevue city water used in this community.

Ecological enhancement land: Land owner and Puget Sound Energy under the Energize Eastside project have committed to a native ecological restoration and funds have been expended towards this goal. There is a warranty offered by Puget Sound Energy towards attaining this outcome.

Equestrian-pedestrian-bicycle trail linkage: Trail is open to passage by general public.

Public recreation area: This space is accessible to the public and is currently used by the public and their pets as well as herd animals. This is also accessed by wildlife as previously stated.

Scenic resource, viewpoint or view corridor – View corridor is provided both north and south of this open space and is among very few open skies view spaces in the Bridge Trails neighborhood of NE Bellevue.

Significant plant or ecological site – With current and the newly established restoration of native plants, trees and the native pollinator meadow this is a significant ecological site for the wildlife in close proximity to the Bridge Trails Park.

Significant wildlife and salmonid habitat – Wildlife resident and passing through this space have been previously stated.

Surface water quality buffer – Trails End community water well is fed by surface water from this space.

Urban open space – Open space with views and located in urban city limits of Bellevue.

Watershed protection area - Trails End community water well is fed by surface water from this space.

Bonus:
Easement and access – Easement and access provided for trail, power transmission and oil pipeline.

Public access – Access provided both through trail easement as well as exercised by public through in practice access with no restraints enforced by land owner.

Resource restoration – restoration plan underway as implemented under Puget Sound Energy's restoration plan with land owner. Native species and ecology restored with control mechanisms in place for invasive species management and eradication.