Skagit County
Mitigation 20/20 Task ™
Estimated Value of Structures at Risk, by

	Neighborhood	Estimated Number Of Structures	Average Value of Each Structure	Percent Structures Considered At Risk	Total Estimated Value ($) of Structures at Risk
Skagit County (Unincorporated)					
Hazard Drought					
Neighborhood Name					
Fidalgo	Mixed Use	4697	$302,160.00	25%	$354,811,380
Lower Elevation	Mixed Use	8043	$155,750.00	15%	$187,904,588
Upper Elevation	Mixed Use	2154	$67,030.00	5%	$7,219,131
Wildlands	Mixed Use	1513	$84,904.00	5%	$6,422,988
Hazard Earthquake					
Neighborhood Name					
Fidalgo	Mixed Use	4697	$302,160.00	25%	$354,811,380
Lower Elevation	Mixed Use	8043	$155,750.00	75%	$939,522,938
Upper Elevation	Mixed Use	2154	$67,030.00	50%	$72,191,310
Wildlands	Mixed Use	1513	$84,904.00	20%	$25,691,950
Hazard Flooding					
Neighborhood Name					
Lower Elevation	Mixed Use	8043	$155,750.00	90%	$1,127,427,525
Upper Elevation	Mixed Use	2154	$67,030.00	5%	$7,219,131
Hazard High Winds					
Neighborhood Name					
Fidalgo	Mixed Use	4697	$302,160.00	75%	$1,064,434,140
Lower Elevation	Mixed Use	8043	$155,750.00	60%	$751,618,350
Upper Elevation	Mixed Use	2154	$67,030.00	20%	$28,876,524
Wildlands	Mixed Use	1513	$84,904.00	20%	$25,691,950
Hazard Landslide, Erosion					
Neighborhood Name					
Fidalgo	Mixed Use	4697	$302,160.00	10%	$141,924,552
Lower Elevation	Mixed Use	8043	$155,750.00	5%	$62,634,863
Upper Elevation	Mixed Use	2154	$67,030.00	15%	$21,657,393
Wildlands	Mixed Use	1513	$84,904.00	15%	$19,268,963
Hazard Major Fire -Wildland					
Neighborhood Name					
Fidalgo	Mixed Use	4697	$302,160.00	50%	$709,622,760
Lower Elevation	Mixed Use	8043	$155,750.00	10%	$125,269,725
Upper Elevation	Mixed Use	2154	$67,030.00	50%	$72,191,310
Wildlands	Mixed Use	1513	$84,904.00	50%	$64,229,876

* Explanation of analysis methodology provided at end of report

	Neighborhood	Estimated Number Of Structures	Average Value of Each Structure	Percent Structures Considered At Risk	Total Estimated Value ($) of Structures at Risk
Hazard Severe Winter Storm					
Neighborhood Name					
Fidalgo	Mixed Use	4697	$302,160.00	50%	$709,622,760
Lower Elevation	Mixed Use	8043	$155,750.00	50%	$626,348,625
Upper Elevation	Mixed Use	2154	$67,030.00	50%	$72,191,310
Wildlands	Mixed Use	1513	$84,904.00	50%	$64,229,876
Hazard Storm surge, Tsunami					
Neighborhood Name					
Fidalgo	Mixed Use	4697	$302,160.00	5%	$70,962,276
Lower Elevation	Mixed Use	8043	$155,750.00	5%	$62,634,863

To make jurisdiction-wide analysis of the dollar value of properties at risk for each hazard type feasible and practical for mitigation planning purposes, a simplified approach has been used.   The estimate of the dollar value of properties at risk for specific hazards is accomplished in the following manner: The number of structures in a specific neighborhood and the average dollar value for those structures is estimated by local planners, based on readily available data or their best judgment in the absence of suitable data. The percentage of the specific neighborhood threatened by the identified hazard is then estimated by local planners, again based on readily available data or their best judgment. The percent of the neighborhood at risk is then used as a multiplier to determine the estimated number of structures at risk from that hazard. This number is then multiplied by the estimated average cost of the structures to derive an estimated total value of the property at risk of damage in that neighborhood from the identified hazard. The methodology is simplistic but conservative, in that it assumes structures are uniformly distributed throughout the neighborhood in relation to the area of risk, that the hazard threatens the entire value of each structure, and that structures are equally vulnerable to the impacts of the hazard. The derived estimates for the dollar value of property at risk may therefore be higher than would actually be the case, but the estimates are considered satisfactory to support the local mitigation planning process.

* Explanation of analysis methodology provided at end of report