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
Anacortes					
Hazard Civil Disturbance					
Neighborhood Name					
Forest Lands	Mixed Use	225	$10,407.00	10%	$234,158
Industrial/Manufacturing/Commercial	Mixed Use	1118	$105,039.26	30%	$35,230,168
Residential	Residential	8154	$75,172.19	2%	$12,259,081
Hazard Crime					
Neighborhood Name					
Forest Lands	Mixed Use	225	$10,407.00	10%	$234,158
Industrial/Manufacturing/Commercial	Mixed Use	1118	$105,039.26	40%	$46,973,557
Residential	Residential	8154	$75,172.19	5%	$30,647,702
Hazard Drought					
Neighborhood Name					
Forest Lands	Mixed Use	225	$10,407.00	100%	$2,341,575
Industrial/Manufacturing/Commercial	Mixed Use	1118	$105,039.26	20%	$23,486,779
Residential	Residential	8154	$75,172.19	50%	$306,477,019
Hazard Earthquake					
Neighborhood Name					
Forest Lands	Mixed Use	225	$10,407.00	10%	$234,158
Industrial/Manufacturing/Commercial	Mixed Use	1118	$105,039.26	40%	$46,973,557
Residential	Residential	8154	$75,172.19	40%	$245,181,615
Hazard Economic Crisis					
Neighborhood Name					
Industrial/Manufacturing/Commercial	Mixed Use	1118	$105,039.26	60%	$70,460,336
Residential	Residential	8154	$75,172.19	40%	$245,181,615
Hazard Flooding					
Neighborhood Name					
Industrial/Manufacturing/Commercial	Mixed Use	1118	$105,039.26	10%	$11,743,389
Residential	Residential	8154	$75,172.19	10%	$61,295,404
Hazard Hazardous Materials					
Neighborhood Name					
Industrial/Manufacturing/Commercial	Mixed Use	1118	$105,039.26	20%	$23,486,779

* 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
Residential	Residential	8154	$75,172.19	20%	$122,590,807
Hazard High Winds					
Neighborhood Name					
Forest Lands	Mixed Use	225	$10,407.00	25%	$585,394
Industrial/Manufacturing/Commercial	Mixed Use	1118	$105,039.26	20%	$23,486,779
Residential	Residential	8154	$75,172.19	20%	$122,590,807
Hazard Infestation, Disease					
Neighborhood Name					
Forest Lands	Mixed Use	225	$10,407.00	100%	$2,341,575
Residential	Residential	8154	$75,172.19	80%	$490,363,230
Hazard Key Employer Crisis					
Neighborhood Name					
Industrial/Manufacturing/Commercial	Mixed Use	1118	$105,039.26	20%	$23,486,779
Residential	Residential	8154	$75,172.19	100%	$612,954,037
Hazard Landslide, Erosion					
Neighborhood Name					
Industrial/Manufacturing/Commercial	Mixed Use	1118	$105,039.26	10%	$11,743,389
Residential	Residential	8154	$75,172.19	10%	$61,295,404
Hazard Lightning					
Neighborhood Name					
Forest Lands	Mixed Use	225	$10,407.00	10%	$234,158
Industrial/Manufacturing/Commercial	Mixed Use	1118	$105,039.26	10%	$11,743,389
Hazard Loss of Electrical Service					
Neighborhood Name					
Industrial/Manufacturing/Commercial	Mixed Use	1118	$105,039.26	80%	$93,947,114
Residential	Residential	8154	$75,172.19	100%	$612,954,037
Hazard Loss of Gas Service					
Neighborhood Name					
Industrial/Manufacturing/Commercial	Mixed Use	1118	$105,039.26	80%	$93,947,114
Residential	Residential	8154	$75,172.19	100%	$612,954,037
Hazard Loss of Sewer Service					
Neighborhood Name					
Industrial/Manufacturing/Commercial	Mixed Use	1118	$105,039.26	80%	$93,947,114
Residential	Residential	8154	$75,172.19	90%	$551,658,634

* 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 Loss of Water Service					
Neighborhood Name					
Industrial/Manufacturing/Commercial	Mixed Use	1118	$105,039.26	80%	$93,947,114
Residential	Residential	8154	$75,172.19	90%	$551,658,634
Hazard Major Fire - Urban					
Neighborhood Name					
Industrial/Manufacturing/Commercial	Mixed Use	1118	$105,039.26	40%	$46,973,557
Residential	Residential	8154	$75,172.19	40%	$245,181,615
Hazard Major Fire -Wildland					
Neighborhood Name					
Forest Lands	Mixed Use	225	$10,407.00	100%	$2,341,575
Industrial/Manufacturing/Commercial	Mixed Use	1118	$105,039.26	10%	$11,743,389
Residential	Residential	8154	$75,172.19	5%	$30,647,702
Hazard Radiological					
Neighborhood Name					
Industrial/Manufacturing/Commercial	Mixed Use	1118	$105,039.26	10%	$11,743,389
Residential	Residential	8154	$75,172.19	10%	$61,295,404
Hazard Severe Winter Storm					
Neighborhood Name					
Forest Lands	Mixed Use	225	$10,407.00	50%	$1,170,788
Industrial/Manufacturing/Commercial	Mixed Use	1118	$105,039.26	100%	$117,433,893
Residential	Residential	8154	$75,172.19	100%	$612,954,037
Hazard Storm surge, Tsunami					
Neighborhood Name					
Industrial/Manufacturing/Commercial	Mixed Use	1118	$105,039.26	10%	$11,743,389
Residential	Residential	8154	$75,172.19	1%	$6,129,540
Hazard Telecommunications					
Neighborhood Name					
Industrial/Manufacturing/Commercial	Mixed Use	1118	$105,039.26	100%	$117,433,893
Residential	Residential	8154	$75,172.19	100%	$612,954,037

* 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

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