

**Skagit County
Mitigation 20/20 Task TM
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
La Conner					
Hazard Earthquake					
Neighborhood Name					
Commercial Waterfront/Business	Central Business	106	\$146,220.44	100%	\$15,499,367
Industrial	Industrial	30	\$69,769.00	100%	\$2,093,070
Residential	Residential	493	\$90,152.59	100%	\$44,445,227
Hazard Flooding					
Neighborhood Name					
Commercial Waterfront/Business	Central Business	106	\$146,220.44	90%	\$13,949,430
Industrial	Industrial	30	\$69,769.00	40%	\$837,228
Residential	Residential	493	\$90,152.59	80%	\$35,556,181
Hazard Landslide, Erosion					
Neighborhood Name					
Commercial Waterfront/Business	Central Business	106	\$146,220.44	25%	\$3,874,842
Industrial	Industrial	30	\$69,769.00	5%	\$104,654
Residential	Residential	493	\$90,152.59	20%	\$8,889,045
Hazard Loss of Electrical Service					
Neighborhood Name					
Commercial Waterfront/Business	Central Business	106	\$146,220.44	100%	\$15,499,367
Industrial	Industrial	30	\$69,769.00	100%	\$2,093,070
Residential	Residential	493	\$90,152.59	100%	\$44,445,227
Hazard Loss of Gas Service					
Neighborhood Name					
Commercial Waterfront/Business	Central Business	106	\$146,220.44	100%	\$15,499,367
Industrial	Industrial	30	\$69,769.00	100%	\$2,093,070
Residential	Residential	493	\$90,152.59	100%	\$44,445,227
Hazard Loss of Sewer Service					
Neighborhood Name					
Commercial Waterfront/Business	Central Business	106	\$146,220.44	100%	\$15,499,367
Industrial	Industrial	30	\$69,769.00	100%	\$2,093,070
Residential	Residential	493	\$90,152.59	100%	\$44,445,227

	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					
Commercial Waterfront/Business	Central Business	106	\$146,220.44	100%	\$15,499,367
Industrial	Industrial	30	\$69,769.00	100%	\$2,093,070
Residential	Residential	493	\$90,152.59	100%	\$44,445,227
Hazard Storm surge, Tsunami					
Neighborhood Name					
Commercial Waterfront/Business	Central Business	106	\$146,220.44	90%	\$13,949,430
Industrial	Industrial	30	\$69,769.00	40%	\$837,228
Residential	Residential	493	\$90,152.59	80%	\$35,556,181

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.