



Appeal or Request for Reconsideration

Planning & Development Services · 1800 Continental Place · Mount Vernon WA 98273
voice 360-416-1320 · inspections 360-416-1330 · www.skagitcounty.net/planning

File #:

Received by:

Appeal

What are you appealing?

- Appeal of an Administrative Interpretation/Decision/Action to the Hearing Examiner
- Appeal of an Administrative Order to Abate (code enforcement order) to the Hearing Examiner
- Appeal of Impact Fees to the Hearing Examiner (impact fees must be paid) (SCC 14.30.070)
- Appeal of Hearing Examiner Decision/Action to the Board of County Commissioners
- Request for Reconsideration of a Hearing Examiner Decision (SCC 14.06.180)

| | | | | |
|---------------------------------------|---------------|-----------------|----|--------------------|
| File # of Appealed Decision or Permit | March 6 2026 | Appeal Fee | \$ | PDS will calculate |
| Date of Appealed Decision or Permit | March 18 2020 | Publication Fee | \$ | PDS will calculate |

PDS staff: do not accept appeal form without full payment of fees

Appellant

| | | | | |
|--------------------|---|-----------|-----------------------------|-------|
| Standing to appeal | <input checked="" type="checkbox"/> Permit applicant <input type="checkbox"/> Party of Record <input type="checkbox"/> Party subject to code enforcement order <input type="checkbox"/> Other | | | |
| Name | Eric Battles and Emily McLaughlin | | | |
| Address | 5412 B South Fletcher Street | | | |
| City, State | Seattle Wa | Zip | 98118 | Phone |
| Email | jane@jkotrlaw.com | Signature | Jane Koter for Eric Battles | |

| | | | | |
|----------------------------|-------------------------------|-----|-------|-------|
| Attorney or Representative | <input type="checkbox"/> None | | | |
| Name | Jane Koter | | | |
| Address | 6659 Kimball Dr : B 201 Gig | | | |
| City, State | Gig Harbor | Zip | 98335 | Phone |
| Email | jane@jkotrlaw.com | | | |

Attachments

For any of the **appeals** listed above, please attach a concise statement with numbered responses to the following questions.

1. What is your interest in this decision?
2. How are you aggrieved by the decision you are appealing?
3. What are the specific reasons you believe the decision is wrong?
e.g. erroneous procedures, error in law, error in judgment, discovery of new evidence
4. Describe any new evidence.
5. List relevant sections of Skagit County Code.
6. Describe your desired outcome or changes to the decision.

See attached

For a request for **reconsideration** of a Hearing Examiner decision, attach a statement identifying the specific errors alleged.



Appeals or Request for Reconsideration Narrative

Planning & Development Services · 1800 Continental Place · Mount Vernon WA 98273
Main: 360-416-1320 · www.skagitcounty.net/planning

This narrative must be completed and uploaded as part of the Appeal or Reconsideration request. Please select which type of action you are appealing.

File number of the decision being appealed:

- Appeal of an Administrative Interpretation, Decision, Action to the Hearing Examiner
- Appeal of an Administrative Code Enforcement Order to Abate to the Hearing Examiner
- Appeal of Impact Fees to the Hearing Examiner, [SCC 14.30.070](#)
- Appeal of Hearing Examiner Decision, Action to the Board of County Commissioners
- Request for Reconsideration of a Hearing Examiner Decision, [SCC 14.06.180](#)

1. What is your interest in this decision?

The County wants to tear down the Battle-McLaughlin home.

2. How are you aggrieved by the decision you are appealing?

They want to keep their home; they are making mortgage payments on it.

3. What are the specific reasons you believe the decision is wrong? e.g., erroneous procedures, error in law, error in judgment, discovery of new evidence.

See attached appeal

4. Describe any new evidence.

The home at issue is a protected non-conforming structure.

5. Describe your desired outcome or changes to the decision.

Reversal of decision.

6. For a request of reconsideration of the Hearing Examiner decision, describe the specific errors alleged.

N/A

SAVE

PRINT

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**SKAGIT COUNTY
OFFICE OF THE HEARING EXAMINER**

Eric Battles and Emily McLaughlin)
)
Applicant/Appellant,)
)
Skagit County, a Washington Municipal)
County)
)
Appellee.)

CAUSE NO:

**APPEAL OF
SUBSTANTIAL IMPROVEMENT &
SUBSTANTIAL DAMAGE COST
DETERMINATION**

1. Parties

1.1 Eric Battles and Emily McLaughlin own a residence at 41649 North Shoreline in the concrete area of unincorporated Skagit County.

1.2 Skagit County is a Washington municipal corporation which administers local regulations, state legislation, and federal legislation governing floodplains.

1.3 Skagit County Planning and Development Sources Issued a "Substantial Improvement and Substantial Damage Cost Determination" to appellants Battle and McLaughlin requiring them to tear down their house located within the flood plain.

1
2 **2. Factual Background and Appeal**

3 2.1 This paragraph incorporates the above paragraphs as though fully set forth
4 herein.

5 2.2 Skagit County, acting on a recommendation of the State Department
6 of Ecology ordered Appellants to tear down their house which had sustained damage in a
7 flood.

8 2.3 The Battle/McLaughlin home, on the banks of the Skagit River, was built in
9 1967.

10 2.4 The federal government adopted the National Flood Plain Insurance Act
11 in 1968; it adopted the Flood Protection Act in 1977.

12 2.5 The State of Washington legislature adopted flood plain management
13 legislation in 1987. See eg. Chapter 86.16.RCW.

14 2.6 Part of that legislation allows the government to disallow the reconstruction of a
15 residence if it sustains damage exceeding 50% of its assessed value. SCC 14.34.190
16 demands removal of substantially damaged structures located within the floodplain.

17 2.7 Skagit County has ordered Appellants Battle and McLaughlin to tear down their
18 home because it sustained damage in a flood exceeding 50% of its value.

19 2.8 Appellants home on the Skagit River is surrounded by residences which, like
20 theirs, got constructed on the river front before floodplain regulations prohibited residences
21 within the floodplain.

22 2.9 Skagit County adopted Chapter 14.34 of the Code in 2007, that governs
23 construction within flood plains, long after the Battles/McLaughlin home got built.
24

1
2 2.10 Skagit County has demanded that Appellants tear down their 1964 home.

3 2.11 The county has advised the Appellants that upon demolition of their river front
4 home that they can use their property, fronting on the river, for recreational use like summer
5 picnics. Mr. Battles and Ms. McLaughlin continue to pay taxes on their lot and home. They
6 are making substantial monthly mortgage payments on the home that the County has
7 ordered them to demolish.

8 2.12 The Assessor has not offered them a deduction on their property taxes that
9 reflects its non-buildable status.

10 3. Non-Conforming Right to Continue Enjoyment of 1964 Home

11 3.1 In Washington State the right to maintain non-conforming structures and uses is
12 a constitutionally protected property right.

13 3.2 Here the Battles/McLaughlin house was built in 1964 before the federal or state
14 governments enacted regulations prohibiting the construction/reconstruction of
15 homes located within the floodplain.

16 3.3 The Battles/McLaughlin home was a legal structure when it was constructed in
17 1964.

18 3.4 It was constructed before Skagit County, the state government and federal
19 government regulated floodplains.

20 3.5 It is a legal non-conforming use and structure. Skagit County apparently
21 is giving retroactive effect to SCC 14.34.190. But that code section did not get enacted until
22 2007/ORDINANCE NO.020070002.

23 3.6 The County should refrain from giving retroactive effect to SCC 14.34.190.
24

1
2 3.7 Because Appellants possess non-conforming rights, they are entitled to
3 maintain their riverfront home and repair it.

4 4. Taking and Damaging Appellants Property Rights

5 4.1 This paragraph incorporates all of the above paragraphs as though they are
6 fully set from here on.

7 4.2 Article 1 Section 16 of the Washington State Constitution prohibits the
8 government from taking and damaging owners' personal or real property for a public purpose
9 without compensating the owner.

10 4.3 Here the County must pay Mr. Battles and Ms. McLaughlin the fair market
11 value of the home they are being ordered to demolish.

12 5. Appellants Should Be Given a Jury Trial

13 5.1 This paragraph incorporates all of the above paragraphs as the full set forth
14 herein. This case essentially involves an inverse condemnation claim.

15 5.2 The order at issue will inflict grave harm on Appellants. The County should
16 defer from using its hearing examiner to address this appeal. The County should allow a
17 Skagit County jury to determine this case. Mr. Battles and Ms. McLaughlin have a
18 constitutionally protected right, accorded to them by the Seventh Amendment, to have a jury
19 trial.

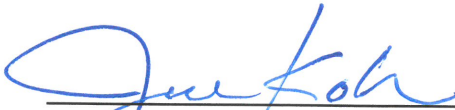
20 5.3 Here, Skagit County drafted the regulation at issue, enforced it, and will have its
21 contract hearing examiner decide this dispute *Haas v. San Bernadino County* held that it
22 violated Mr. Haas' right to due process to allow a contract hearing examiner to resolve their
23 dispute with the County because the contract hearing examiner wants to issue a pleasing
24

1
2
3 **7. Prayer For Relief**

4 Declare that the March 6, 2026 County demand to tear down the Battles/McLaughlin
5 home is invalid because:

- 6 1. Appellants possess a non-conforming right to keep their house which is
7 constitutionally protected;
- 8 2. Article 1 Section 16 of the Washington Constitution demands that the County
9 compensate Appellants for taking and damaging their property rights;
- 10 3. The Seventh Amendment of the U.S. Constitution gives Appellants the right to a
11 jury trial; and
- 12 4. This tribunal should declare that the appeal fee is an unauthorized tax which
13 burdens Appellants' right to address their government.

14 DATED this 18th day of March, 2026, at Gig Harbor, Washington.

15 
16 _____
17 Jane Koler, WSBA # 13504
18 Attorney for Appellants Eric Battles and
19 Emily McLaughlin



Skagit County Planning & Development Services

1800 CONTINENTAL PLACE, MOUNT VERNON, WA 98273 | PHONE (360) 416-1320 | EMAIL pds@co.skagit.wa.us
Jack Moore, Director **Randy Johnson, Building Official**

Substantial Improvement & Substantial Damage Cost Determination

Skagit County Code Chapter 14.34, State Statutes, and Federal requirements, require that commercial structure or residential homes located in the floodplain that are improved or damaged in value, which equals or exceeds 50% of the assessed or appraised value of such structure, before construction starts or damage occurred, must meet current code requirements. Including, the requirement to be elevated one foot above the 100-year frequency flood. Heating and electrical systems are also required to be elevated. The tracking of such cost is cumulative over a 10-year period. Residential structures located within the designated floodway are not allowed and as such are not repairable. The Washington State Department of Ecology is authorized to assess the risk of harm to life and property per WAC 173-158-076 and provide Skagit County a waiver *recommendation* based on their best professional judgment using scientific analysis of depth, velocity and flood-related erosions to allow repair or replacement within a designated floodway other than farmhouses.

All permit applications for improvements or damage repair for structures within the floodplain and floodway will be required to provide information relating to assessed or appraised value and cost estimates for repair or improvements required. Pre-flood value can be determined by several methods. The easiest method is to utilize the Assessor's valuation of the structure. Private appraisers can also be utilized. Improvement or damage estimates can be submitted in the form of a contractor's itemized cost estimate or insurance adjuster's damage estimate. It should be noted that donated materials, free labor, etc., all must be considered at fair market value in determining costs of improvements and repair.

A site damage assessment from Skagit County is a visual assessment based on water depth within the structure in conjunction with the current International Building Code valuation table of cost per foot.

Date: 3-6-26 Location: 41649 North Shore Lane Owner Name: John (Eric) Battles

| | |
|---|--|
| ASSOCIATED PERMIT(S): | FLOOD-2026-0028 |
| PRE-FLOOD ASSESSED/APPRaisal OF THE STRUCTURE: 2021 | \$ 71,400.00 50% = \$35,700.00 Used \$1,485.12 Remainder \$34,214.88 |
| INSURANCE ESTIMATE OF REPAIRS: | \$ 107,301.79 Crawford & Company |
| CONTRACTORS ESTIMATE OF REPAIRS/IMPROVMENTS: | \$ |
| SKAGIT COUNTY DAMAGE ASSESSMENT: | \$ 104,145.30 Exceeded \$34,214.88 |
| DEPARTMENT OF ECOLOGY FLOODWAY RECOMMENDATION: | Not Recommended |
| PROJECT DETERMINATION TO BE 75.00% | Substantial Damage / No Repairs allow |

See attached project valuation calculation and pre-flood market value of the structure documents



Skagit County Planning & Development Services

Jack Moore, Director Randy Johnson, Building Official

2/27/2026

Site Assessment - Flood

Address: 41649 North Shore Lane
Owners: John (Eric) Battles 843-532-6408
Property ID# P62860

Type of Structure: Stick frame - SFR Year: 1967
Square Footage: Main floor 813 SF
Garage:

FIRM Map Panel: 0285 C **Floodway:** Yes 0012
Building Diagram:
BFE: 151.6' **Depth of water in Home:** 72"

Previous Flood Damage – 2021 Assessed Home Value \$71,400.00 lock for 10-year

Background: 2021 flood, Skagit County conducted a Flood damage assessment.
No water inside home, Floor joist and floor insulation only. 2.08% damage

Assessed value \$71,400.00 /2 = **\$ 35,700.00** = 50% allowed repair or improvements.

Estimated damage was to 813 square feet
Cost per foot value of home for 2021 = \$87.82 x 813 SF = \$71,400.00

Assessed flood damage to 813 sf 2.08% loss = **\$ 1,485.12** is what Skagit County is tracking.
(I do not know what FEMA paid out)

2021 - 50% assessed value \$ 35,700.00 used \$ 1,485.12
(Remainder \$34,214.88) - Not required to elevated home



Skagit County Planning & Development Services

Jack Moore, Director Randy Johnson, Building Official

Site Assessment - Flood

Date: 3/6/2026

Address: 41649 North Shore Lane

Owners: John (Eric) Battles 843-532-6408

Property ID# P62860

Type of Structure: Stick frame - SFR Year: 1967
Square Footage: Main floor 813 SF **Garage:** 0

FIRM Map Panel: 0285 C **Floodway:** Yes 0012
Building Diagram: 8
BFE: 151.6' **Depth of water in Home:** 72"

Previous Flood Damage – 2021 Assessed Home Value \$71,400.00 lock for 10-year

Background: 2021 flood, Skagit County conducted a Flood damage assessment.
No water inside home, Floor joist and floor insulation only. 2.08% damage

Assessed value \$71,400.00 / 2 = **\$ 35,700.00** = 50% allowed repair or improvements.
Assessed flood damage to 813 sf 2.08% loss = **\$ 1,485.12** is what Skagit County is tracking.
(Remainder \$34,214.88) - Not required to elevated home

Skagit County – Damage Assessment 2025 Flood

Foundation, Floor Framing, Insulation wet Value 2% - 10% **Damage 10%**
Major damage to foundation and framing, Insulation replace

1" – 11" water inside, under electrical plugs Value 2% - 24% Damage 24%
(Remove gypsum 24") Floor coverings, baseboards, insulation, gypsum, paint, cabinets.

12" – 24" water inside, including partial electrical, HVAC Value 25% - 49% Damage 49%
(Remove Drywall 48") Floor coverings, baseboards, insulation, gypsum, paint, cabinets

25" – 72" water inside, including full electrical, full HVAC Value 50% - 75% **Damage 65%**
(Remove gypsum 48 – 96") Strip to studs – All interior replacement

73" – 96" water inside, including Full electrical, Full HVAC Value 76% - 100% Damage
(Remove gypsum 48 – 96") Strip to studs – All interior replacement, with structural

2025 Total Damage Percentage = **75%**

2026 IBC Valuation Table Skagit County

SF 813 x VB-Factor \$170.80 = \$138,860.40 x 75% = **\$104,145.30 Greater than > \$34,214.88**



Skagit County Planning & Development Services

Jack Moore, Director Randy Johnson, Building Official

Conclusion: Floodway requires Department of Ecology Approval, for houses to be elevated.

Department of Ecology Recommendation: Not recommended; does not meet requirements of WAC 173-158-or RCW86.16. Flood depth exceeds over 3-feet and velocity exceeds 3feet/second.

Building Official Decision: SCC14.34.190 Standards for development activities in floodways prohibit new construction of residential homes in floodways. Repairs over 50% need review by Department of Ecology.

(Subsection 3) Allows the Department of Ecology to provide a recommendation to the Building Official based on scientific analysis of depth and velocity, and flood-related erosion, by providing a waiver under WAC 173-158-076 or RWC 816.16 that the structure could be repaired and elevated in the floodway.

The Department of Ecology in this case is not recommending the structure be repaired and remain within the floodway. Skagit County Code requires removal of the dwelling unit from the floodway.

For allowed use of floodway property, see Skagit County Code 14.34.190 Standards for development activities in floodways. Below is a partial excerpt covering common usage:

- (4) Recreational vehicles placed in the floodway shall meet the following requirements:
 - (a) Be fully licensed and ready for highway use without the requirement for special highway permits, be towable by a regular duty truck without the requirement for special licenses, be on its wheels or jacking system, and have no permanently attached additions.
 - (b) Shall not be placed in the floodway from November through April of any calendar year.
 - (i) Exception. Recreational vehicles are allowed to be placed for weekend and holiday use for a period not to exceed 14 days.

Appeal.

This decision becomes final unless you file an appeal with the Skagit County Hearing Examiner, with required fees within 14 days of this decision. Appeal forms are available on the Skagit County website through the Civic Access Portal. WWW.SkagitCounty.net/planning Appeals are processed as appeals Level I decisions under Skagit County Code 14.09.290 failure to appeal may constitute waiver of all rights to appeal the decision.

14.06

3/6

Jane Koler
March, 19 2026

X *Jane Koler*



Crawford & Company

US London Markets
1605 N Cedar Crest Blvd, Suite 407
Allentown, PA 18104
David_Willette@us.crawco.com
Cell:808-306-7865

Insured: Eric Battlles, Emily McLaughlin,
Business: 41649 North Shore Lane
Concrete, WA 98237
Home: 41649 North Shore Lane
Concrete, WA 98237
Property: 41649 North Shore Lane
Concrete, WA 98237

Cell: (843) 998-5827
E-mail: enmclaughlin86@gmail.com

Claim Rep.: David Willette
Position: National General Adjuster

Business: (808) 306-7865
Cellular: (808) 306-7865
E-mail: David_Willette@us.crawco.com

Estimator: David Willette
Position: National General Adjuster

Business: (808) 306-7865
E-mail: David_Willette@us.crawco.com

Claim Number: EZ4001107502025

Policy Number: EZ4001107502025

Type of Loss: Flood

Date Contacted: 12/12/2025 8:30 PM

Date of Loss: 12/11/2025 12:00 AM

Date Received: 12/12/2025 12:00 AM

Date Inspected: 12/17/2025 10:00 AM

Date Entered: 12/15/2025 7:59 AM

Date Est. Completed: 12/29/2025 2:29 PM

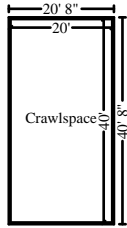
Price List: WAEV8X_DEC25
Restoration/Service/Remodel

Estimate: ERIC_BATTLLES__EMIL1

NOTICE: This is a repair estimate only. The insurance policy may contain provisions that will reduce any payment that might be made. This is not an authorization to repair. Authorization to repair or guarantee of payment must come from the owner of the property. No adjuster or appraiser has the authority to authorize repair or guarantee payment. The insurer assumes no responsibility for the quality of repairs that may be made.

It is a crime to knowingly provide false, incomplete, or misleading information to an insurance company for the purpose of defrauding the company. Penalties may include imprisonment, fines, or denial of insurance benefits.

ERIC_BATTLLES_EMIL1
BASEMENT LEVEL



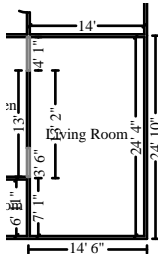
Crawlspace

Height: 3'

| | |
|----------------------------|---------------------------|
| 360.00 SF Walls | 800.00 SF Ceiling |
| 1160.00 SF Walls & Ceiling | 800.00 SF Floor |
| 88.89 SY Flooring | 120.00 LF Floor Perimeter |
| 120.00 LF Ceil. Perimeter | |

| DESCRIPTION | QUANTITY | UNIT | RCV | AGE/LIFE | COND. | DEP % | DEPREC. | ACV |
|---|-----------|-------|-----------------|------------|-------|-------|---------------|-----------------|
| 1. Muck-out/Flood loss cleanup | 800.00 SF | 3.26 | 2,608.00 | 0/NA | Avg. | NA | <0.00> | 2,608.00 |
| 2. R&R Batt insulation - 12" - R38 - paper / foil faced | 800.00 SF | 3.51 | 2,808.00 | 10/150 yrs | Avg. | 6.67% | <114.67> | 2,693.33 |
| 3. R&R Polyethylene vapor barrier, seam taping & joint caulking | 800.00 SF | 0.77 | 616.00 | 5/150 yrs | Avg. | 3.33% | <4.53> | 611.47 |
| 4. R&R Foam pipe insulation - 1" wall for 2" to 3" pipe | 30.00 LF | 12.53 | 375.90 | 5/150 yrs | Avg. | 3.33% | <5.90> | 370.00 |
| Totals: Crawlspace | | | 6,407.90 | | | | 125.10 | 6,282.80 |
| Total: BASEMENT LEVEL | | | 6,407.90 | | | | 125.10 | 6,282.80 |

1ST LEVEL



Living Room

Height: 8'

| | |
|---------------------------|--------------------------|
| 562.78 SF Walls | 340.67 SF Ceiling |
| 903.44 SF Walls & Ceiling | 340.67 SF Floor |
| 37.85 SY Flooring | 69.08 LF Floor Perimeter |
| 76.67 LF Ceil. Perimeter | |

Missing Wall - Goes to Floor

3' 6" X 6' 8"

Opens into KITCHEN

Missing Wall - Goes to Floor

4' 1" X 6' 8"

Opens into KITCHEN

| DESCRIPTION | QUANTITY | UNIT | RCV | AGE/LIFE | COND. | DEP % | DEPREC. | ACV |
|---|-----------|--------|----------|------------|-------|-------|---------|----------|
| 5. Wood stove - Detach & reset | 1.00 EA | 860.96 | 860.96 | 0/NA | Avg. | 0% | <0.00> | 860.96 |
| 6. Remove Paneling - plywood w/2x4 base & chair rail | 562.78 SF | 1.14 | 641.57 | 10/150 yrs | Avg. | NA | <0.00> | 641.57 |
| 7. R&R Batt insulation - 6" - R19 - unfaced batt | 562.78 SF | 1.85 | 1,041.14 | 10/150 yrs | Avg. | 6.67% | <32.64> | 1,008.50 |
| 8. Paneling - plywood w/2x4 base & chair rail | 562.78 SF | 4.99 | 2,808.27 | 10/150 yrs | Avg. | 6.67% | <64.16> | 2,744.11 |
| 9. Texture drywall - machine - knockdown | 562.78 SF | 1.70 | 956.73 | 10/150 yrs | Avg. | 6.67% | <2.25> | 954.48 |
| 10. Seal the walls w/latex based stain blocker - one coat | 562.78 SF | 0.71 | 399.57 | 3/15 yrs | Avg. | 20% | <9.00> | 390.57 |
| 11. Paint the walls - two coats | 562.78 SF | 1.19 | 669.71 | 3/15 yrs | Avg. | 20% | <34.89> | 634.82 |

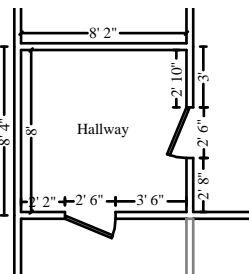
CONTINUED - Kitchen

| DESCRIPTION | QUANTITY | UNIT | RCV | AGE/LIFE | COND. | DEP % | DEPREC. | ACV |
|--|-----------|----------|----------|------------|-------|--------|----------|----------|
| 29. R&R Exterior door - metal - insulated / wood - High grade | 1.00 EA | 726.77 | 726.77 | 10/100 yrs | Avg. | 10% | <57.24> | 669.53 |
| 30. Paint door slab only - 2 coats (per side) | 2.00 EA | 45.53 | 91.06 | 3/15 yrs | Avg. | 20% | <4.14> | 86.92 |
| 31. Detach & Reset Door knob - interior | 1.00 EA | 25.70 | 25.70 | 0/20 yrs | Avg. | 0% | <0.00> | 25.70 |
| 32. Door lockset & deadbolt - exterior - Detach & reset | 1.00 EA | 46.27 | 46.27 | 0/NA | Avg. | 0% | <0.00> | 46.27 |
| 33. R&R Engineered wood flooring | 139.51 SF | 15.84 | 2,209.84 | 10/50 yrs | Avg. | 20% | <222.94> | 1,986.90 |
| 34. R&R Sheathing - plywood - 5/8" - tongue and groove | 139.51 SF | 5.33 | 743.59 | 10/150 yrs | Avg. | 6.67% | <11.72> | 731.87 |
| 35. R&R 110 volt copper wiring run, box and outlet | 4.00 EA | 97.88 | 391.52 | 10/100 yrs | Avg. | 10% | <8.58> | 382.94 |
| 36. Sink - double basin - Detach & reset | 1.00 EA | 256.30 | 256.30 | 0/NA | Avg. | 0% | <0.00> | 256.30 |
| 37. Detach & Reset P-trap assembly - ABS (plastic) | 1.00 EA | 95.47 | 95.47 | 0/25 yrs | Avg. | 0% | <0.00> | 95.47 |
| 38. R&R Garbage disposal / disposer - High grade | 1.00 EA | 463.82 | 463.82 | 0/12 yrs | Avg. | 0% | <0.00> | 463.82 |
| 39. R&R Dishwasher - High grade | 1.00 EA | 1,098.84 | 1,098.84 | 5/9 yrs | Avg. | 55.56% | <471.41> | 627.43 |
| 40. R&R Range - freestanding - electric - High grade | 1.00 EA | 1,344.06 | 1,344.06 | 3/13 yrs | Avg. | 23.08% | <276.92> | 1,067.14 |
| 41. R&R Refrigerator - side by side - 22 to 25 cf | 1.00 EA | 1,719.50 | 1,719.50 | 3/14 yrs | Avg. | 21.43% | <342.86> | 1,376.64 |
| 42. Detach & Reset Cabinetry - upper (wall) units - High grade | 10.00 LF | 78.43 | 784.30 | 0/50 yrs | Avg. | 0% | <0.00> | 784.30 |
| 43. R&R Cabinetry - lower (base) units - High grade | 12.00 LF | 345.66 | 4,147.92 | 10/50 yrs | Avg. | 20% | <670.97> | 3,476.95 |
| 44. R&R Countertop - post formed plastic laminate - High grade | 20.00 LF | 78.43 | 1,568.60 | 10/15 yrs | Avg. | 66.67% | <682.40> | 886.20 |
| 45. R&R Water heater - 50 gallon - Gas - 12 yr | 1.00 EA | 2,010.06 | 2,010.06 | 1/12 yrs | Avg. | 8.33% | <87.64> | 1,922.42 |
| 46. Floor protection - self-adhesive plastic film | 139.51 SF | 0.76 | 106.03 | 0/15 yrs | Avg. | 0% | <0.00> | 106.03 |
| 47. Final cleaning - construction - Residential | 139.51 SF | 0.48 | 66.96 | 0/NA | Avg. | 0% | <0.00> | 66.96 |

Totals: Kitchen

22,034.78

2,947.05 19,087.73



Hallway

Height: 8'

| | |
|---------------------------|--------------------------|
| 225.33 SF Walls | 65.33 SF Ceiling |
| 290.67 SF Walls & Ceiling | 65.33 SF Floor |
| 7.26 SY Flooring | 27.33 LF Floor Perimeter |
| 32.33 LF Ceil. Perimeter | |

Door 2' 6" X 6' 8"
Door 2' 6" X 6' 8"

Opens into KITCHEN
Opens into BEDROOM_1

| DESCRIPTION | QUANTITY | UNIT | RCV | AGE/LIFE | COND. | DEP % | DEPREC. | ACV |
|-------------|----------|------|-----|----------|-------|-------|---------|-----|
|-------------|----------|------|-----|----------|-------|-------|---------|-----|

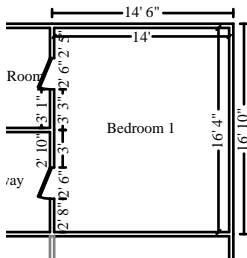
CONTINUED - Hallway

| DESCRIPTION | QUANTITY | UNIT | RCV | AGE/LIFE | COND. | DEP % | DEPREC. | ACV |
|---|-----------|--------|----------|------------|-------|-------|----------|----------|
| 48. Remove Paneling - plywood w/2x4 base & chair rail | 225.33 SF | 1.14 | 256.88 | 10/150 yrs | Avg. | NA | <0.00> | 256.88 |
| 49. R&R Batt insulation - 6" - R19 - unfaced batt | 225.33 SF | 1.85 | 416.86 | 10/150 yrs | Avg. | 6.67% | <13.07> | 403.79 |
| 50. Paneling - plywood w/2x4 base & chair rail | 225.33 SF | 4.99 | 1,124.40 | 10/150 yrs | Avg. | 6.67% | <25.69> | 1,098.71 |
| 51. Texture drywall - machine - knockdown | 225.33 SF | 1.70 | 383.06 | 10/150 yrs | Avg. | 6.67% | <0.90> | 382.16 |
| 52. Seal the walls w/latex based stain blocker - one coat | 225.33 SF | 0.71 | 159.98 | 3/15 yrs | Avg. | 20% | <3.61> | 156.37 |
| 53. Paint the walls - two coats | 225.33 SF | 1.19 | 268.14 | 3/15 yrs | Avg. | 20% | <13.97> | 254.17 |
| 54. R&R Baseboard - 3 1/4" | 27.33 LF | 5.39 | 147.31 | 10/150 yrs | Avg. | 6.67% | <3.63> | 143.68 |
| 55. Paint baseboard - two coats | 27.33 LF | 1.73 | 47.28 | 3/15 yrs | Avg. | 20% | <0.98> | 46.30 |
| 56. R&R Interior door unit | 1.00 EA | 372.15 | 372.15 | 10/100 yrs | Avg. | 10% | <27.18> | 344.97 |
| 57. Paint door slab only - 2 coats (per side) | 1.00 EA | 45.53 | 45.53 | 3/15 yrs | Avg. | 20% | <2.07> | 43.46 |
| 58. Detach & Reset Door knob - interior | 1.00 EA | 25.70 | 25.70 | 0/20 yrs | Avg. | 0% | <0.00> | 25.70 |
| 59. R&R Engineered wood flooring | 65.33 SF | 15.84 | 1,034.82 | 10/50 yrs | Avg. | 20% | <104.40> | 930.42 |
| 60. R&R Sheathing - plywood - 5/8" - tongue and groove | 65.33 SF | 5.33 | 348.21 | 10/150 yrs | Avg. | 6.67% | <5.49> | 342.72 |
| 61. R&R 110 volt copper wiring run, box and outlet | 4.00 EA | 97.88 | 391.52 | 10/100 yrs | Avg. | 10% | <8.58> | 382.94 |
| 62. Floor protection - self-adhesive plastic film | 65.33 SF | 0.73 | 47.69 | 0/15 yrs | Avg. | 0% | <0.00> | 47.69 |
| 63. Final cleaning - construction - Residential | 65.33 SF | 0.36 | 23.52 | 0/NA | Avg. | 0% | <0.00> | 23.52 |

Totals: Hallway

5,093.05

209.57 4,883.48



Bedroom 1

Height: 8'

| | |
|---------------------------|--------------------------|
| 452.00 SF Walls | 228.67 SF Ceiling |
| 680.67 SF Walls & Ceiling | 228.67 SF Floor |
| 25.41 SY Flooring | 55.67 LF Floor Perimeter |
| 60.67 LF Ceil. Perimeter | |

Door 2' 6" X 6' 8"

Opens into LAUNDRY_ROOM

Door 2' 6" X 6' 8"

Opens into HALLWAY

| DESCRIPTION | QUANTITY | UNIT | RCV | AGE/LIFE | COND. | DEP % | DEPREC. | ACV |
|---|-----------|------|----------|------------|-------|-------|---------|----------|
| 64. Remove Paneling - plywood w/2x4 base & chair rail | 452.00 SF | 1.14 | 515.28 | 10/150 yrs | Avg. | NA | <0.00> | 515.28 |
| 65. R&R Batt insulation - 6" - R19 - unfaced batt | 452.00 SF | 1.85 | 836.20 | 10/150 yrs | Avg. | 6.67% | <26.22> | 809.98 |
| 66. Paneling - plywood w/2x4 base & chair rail | 452.00 SF | 4.99 | 2,255.48 | 10/150 yrs | Avg. | 6.67% | <51.53> | 2,203.95 |
| 67. Texture drywall - machine - knockdown | 452.00 SF | 1.70 | 768.40 | 10/150 yrs | Avg. | 6.67% | <1.81> | 766.59 |

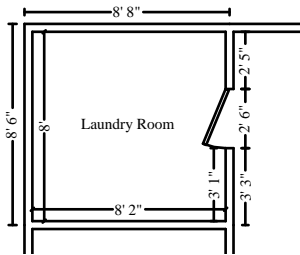
CONTINUED - Bedroom 1

| DESCRIPTION | QUANTITY | UNIT | RCV | AGE/LIFE | COND. | DEP % | DEPREC. | ACV |
|---|-----------|--------|----------|------------|-------|-------|----------|----------|
| 68. Seal the walls w/latex based stain blocker - one coat | 452.00 SF | 0.71 | 320.92 | 3/15 yrs | Avg. | 20% | <7.23> | 313.69 |
| 69. Paint the walls - two coats | 452.00 SF | 1.19 | 537.88 | 3/15 yrs | Avg. | 20% | <28.02> | 509.86 |
| 70. R&R Baseboard - 3 1/4" | 55.67 LF | 5.39 | 300.06 | 10/150 yrs | Avg. | 6.67% | <7.39> | 292.67 |
| 71. Paint baseboard - two coats | 55.67 LF | 1.73 | 96.31 | 3/15 yrs | Avg. | 20% | <2.00> | 94.31 |
| 72. R&R Interior door unit | 1.00 EA | 372.15 | 372.15 | 10/100 yrs | Avg. | 10% | <27.18> | 344.97 |
| 73. Paint door slab only - 2 coats (per side) | 1.00 EA | 45.53 | 45.53 | 3/15 yrs | Avg. | 20% | <2.07> | 43.46 |
| 74. Detach & Reset Door knob - interior | 1.00 EA | 25.70 | 25.70 | 0/20 yrs | Avg. | 0% | <0.00> | 25.70 |
| 75. R&R Engineered wood flooring | 228.67 SF | 15.84 | 3,622.14 | 10/50 yrs | Avg. | 20% | <365.41> | 3,256.73 |
| 76. R&R Sheathing - plywood - 5/8" - tongue and groove | 228.67 SF | 5.33 | 1,218.81 | 10/150 yrs | Avg. | 6.67% | <19.21> | 1,199.60 |
| 77. R&R 110 volt copper wiring run, box and outlet | 5.00 EA | 97.88 | 489.40 | 10/100 yrs | Avg. | 10% | <10.72> | 478.68 |
| 78. Floor protection - self-adhesive plastic film | 228.67 SF | 0.73 | 166.93 | 0/15 yrs | Avg. | 0% | <0.00> | 166.93 |
| 79. Final cleaning - construction - Residential | 228.67 SF | 0.36 | 82.32 | 0/NA | Avg. | 0% | <0.00> | 82.32 |

Totals: Bedroom 1

11,653.51

548.79 11,104.72



Laundry Room

Height: 8'

| | |
|---------------------------|--------------------------|
| 242.00 SF Walls | 65.33 SF Ceiling |
| 307.33 SF Walls & Ceiling | 65.33 SF Floor |
| 7.26 SY Flooring | 29.83 LF Floor Perimeter |
| 32.33 LF Ceil. Perimeter | |

Door

2' 6" X 6' 8"

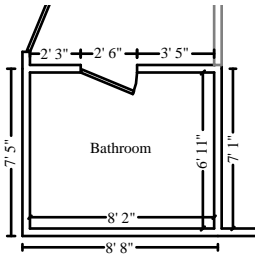
Opens into BEDROOM_1

| DESCRIPTION | QUANTITY | UNIT | RCV | AGE/LIFE | COND. | DEP % | DEPREC. | ACV |
|---|-----------|--------|----------|------------|-------|-------|---------|----------|
| 80. Remove Paneling - plywood w/2x4 base & chair rail | 242.00 SF | 1.14 | 275.88 | 10/150 yrs | Avg. | NA | <0.00> | 275.88 |
| 81. R&R Batt insulation - 6" - R19 - unfaced batt | 242.00 SF | 1.85 | 447.70 | 10/150 yrs | Avg. | 6.67% | <14.04> | 433.66 |
| 82. Paneling - plywood w/2x4 base & chair rail | 242.00 SF | 4.99 | 1,207.58 | 10/150 yrs | Avg. | 6.67% | <27.59> | 1,179.99 |
| 83. Texture drywall - machine - knockdown | 242.00 SF | 1.70 | 411.40 | 10/150 yrs | Avg. | 6.67% | <0.97> | 410.43 |
| 84. Seal the walls w/latex based stain blocker - one coat | 242.00 SF | 0.71 | 171.82 | 3/15 yrs | Avg. | 20% | <3.87> | 167.95 |
| 85. Paint the walls - two coats | 242.00 SF | 1.19 | 287.98 | 3/15 yrs | Avg. | 20% | <15.00> | 272.98 |
| 86. R&R Baseboard - 3 1/4" | 29.83 LF | 5.39 | 160.79 | 10/150 yrs | Avg. | 6.67% | <3.96> | 156.83 |
| 87. Paint baseboard - two coats | 29.83 LF | 1.73 | 51.61 | 3/15 yrs | Avg. | 20% | <1.07> | 50.54 |
| 88. R&R Interior door unit | 1.00 EA | 372.15 | 372.15 | 10/100 yrs | Avg. | 10% | <27.18> | 344.97 |
| 89. Paint door slab only - 2 coats (per side) | 1.00 EA | 45.53 | 45.53 | 3/15 yrs | Avg. | 20% | <2.07> | 43.46 |
| 90. Detach & Reset Door knob - interior | 1.00 EA | 25.70 | 25.70 | 0/20 yrs | Avg. | 0% | <0.00> | 25.70 |

CONTINUED - Laundry Room

| DESCRIPTION | QUANTITY | UNIT | RCV | AGE/LIFE | COND. | DEP % | DEPREC. | ACV |
|--|----------|-------|----------|------------|-------|-------|----------|--------|
| 91. R&R Engineered wood flooring | 65.33 SF | 15.84 | 1,034.82 | 10/50 yrs | Avg. | 20% | <104.40> | 930.42 |
| 92. R&R Sheathing - plywood - 5/8" - tongue and groove | 65.33 SF | 5.33 | 348.21 | 10/150 yrs | Avg. | 6.67% | <5.49> | 342.72 |
| 93. R&R 110 volt copper wiring run, box and outlet | 4.00 EA | 97.88 | 391.52 | 10/100 yrs | Avg. | 10% | <8.58> | 382.94 |
| 94. Floor protection - self-adhesive plastic film | 65.33 SF | 0.73 | 47.69 | 0/15 yrs | Avg. | 0% | <0.00> | 47.69 |
| 95. Final cleaning - construction - Residential | 65.33 SF | 0.36 | 23.52 | 0/NA | Avg. | 0% | <0.00> | 23.52 |

Totals: Laundry Room **5,303.90** **214.22** **5,089.68**



Bathroom

Height: 8'

224.67 SF Walls
281.15 SF Walls & Ceiling
6.28 SY Flooring
30.17 LF Ceil. Perimeter
56.49 SF Ceiling
56.49 SF Floor
27.67 LF Floor Perimeter

Door

2' 6" X 6' 8"

Opens into KITCHEN

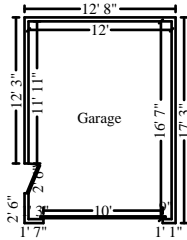
| DESCRIPTION | QUANTITY | UNIT | RCV | AGE/LIFE | COND. | DEP % | DEPREC. | ACV |
|--|-----------|----------|----------|------------|-------|-------|----------|----------|
| 96. Remove Paneling - plywood w/2x4 base & chair rail | 224.67 SF | 1.14 | 256.12 | 10/150 yrs | Avg. | NA | <0.00> | 256.12 |
| 97. R&R Batt insulation - 6" - R19 - unfaced batt | 224.67 SF | 1.85 | 415.64 | 10/150 yrs | Avg. | 6.67% | <13.03> | 402.61 |
| 98. Paneling - plywood w/2x4 base & chair rail | 224.67 SF | 4.99 | 1,121.10 | 10/150 yrs | Avg. | 6.67% | <25.61> | 1,095.49 |
| 99. Texture drywall - machine - knockdown | 224.67 SF | 1.70 | 381.94 | 10/150 yrs | Avg. | 6.67% | <0.90> | 381.04 |
| 100. Seal the walls w/latex based stain blocker - one coat | 224.67 SF | 0.71 | 159.52 | 3/15 yrs | Avg. | 20% | <3.59> | 155.93 |
| 101. Paint the walls - two coats | 224.67 SF | 1.19 | 267.36 | 3/15 yrs | Avg. | 20% | <13.93> | 253.43 |
| 102. R&R Baseboard - 3 1/4" | 27.67 LF | 5.39 | 149.14 | 10/150 yrs | Avg. | 6.67% | <3.67> | 145.47 |
| 103. Paint baseboard - two coats | 27.67 LF | 1.73 | 47.87 | 3/15 yrs | Avg. | 20% | <1.00> | 46.87 |
| 104. R&R Interior door unit | 1.00 EA | 372.15 | 372.15 | 10/100 yrs | Avg. | 10% | <27.18> | 344.97 |
| 105. Paint door slab only - 2 coats (per side) | 1.00 EA | 45.53 | 45.53 | 3/15 yrs | Avg. | 20% | <2.07> | 43.46 |
| 106. Detach & Reset Door knob - interior | 1.00 EA | 25.70 | 25.70 | 0/20 yrs | Avg. | 0% | <0.00> | 25.70 |
| 107. R&R Engineered wood flooring | 56.49 SF | 15.84 | 894.80 | 10/50 yrs | Avg. | 20% | <90.27> | 804.53 |
| 108. R&R Sheathing - plywood - 5/8" - tongue and groove | 56.49 SF | 5.33 | 301.09 | 10/150 yrs | Avg. | 6.67% | <4.75> | 296.34 |
| 109. R&R 110 volt copper wiring run, box and outlet | 4.00 EA | 97.88 | 391.52 | 10/100 yrs | Avg. | 10% | <8.58> | 382.94 |
| 110. R&R Tile tub surround - up to 60 SF - High grade | 1.00 EA | 3,269.30 | 3,269.30 | 10/150 yrs | Avg. | 6.67% | <47.17> | 3,222.13 |
| 111. R&R Bathtub - High grade | 1.00 EA | 1,541.56 | 1,541.56 | 10/50 yrs | Avg. | 20% | <141.31> | 1,400.25 |

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CONTINUED - Bathroom

| DESCRIPTION | QUANTITY | UNIT | RCV | AGE/LIFE | COND. | DEP % | DEPREC. | ACV |
|--|----------|------|------------------|----------|----------------|--------|-----------------|------------------|
| 112. Detach & Reset Light fixture | 1.00 | EA | 83.70 | 83.70 | 0/20 yrs Avg. | 0% | <0.00> | 83.70 |
| 113. R&R Vanity - High grade | 4.00 | LF | 359.52 | 1,438.08 | 10/50 yrs Avg. | 20% | <234.74> | 1,203.34 |
| 114. Vanity top - Detach & reset | 4.00 | LF | 107.05 | 428.20 | 0/NA Avg. | 0% | <0.00> | 428.20 |
| 115. Medicine cabinet - Detach & reset | 1.00 | EA | 68.76 | 68.76 | 0/NA Avg. | 0% | <0.00> | 68.76 |
| 116. R&R Wall heater - blue flame vent-free - up to 30,000 BTU | 1.00 | EA | 666.39 | 666.39 | 5/18 yrs Avg. | 27.78% | <76.39> | 590.00 |
| 117. Floor protection - self-adhesive plastic film | 56.49 | SF | 0.73 | 41.24 | 0/15 yrs Avg. | 0% | <0.00> | 41.24 |
| 118. Final cleaning - construction - Residential | 56.49 | SF | 0.36 | 20.34 | 0/NA Avg. | 0% | <0.00> | 20.34 |
| Totals: Bathroom | | | 12,387.05 | | | | 694.19 | 11,692.86 |
| Total: 1ST LEVEL | | | 74,682.87 | | | | 6,248.84 | 68,434.03 |

DETACHED GARAGE



Garage

Height: 8'

| | |
|---------------------------|--------------------------|
| 370.67 SF Walls | 199.00 SF Ceiling |
| 569.67 SF Walls & Ceiling | 199.00 SF Floor |
| 22.11 SY Flooring | 44.67 LF Floor Perimeter |
| 57.17 LF Ceil. Perimeter | |

| | | |
|-------------|----------------------|----------------------------|
| Door | 2' 6" X 6' 8" | Opens into Exterior |
| Door | 10' X 7' | Opens into Exterior |

| DESCRIPTION | QUANTITY | UNIT | RCV | AGE/LIFE | COND. | DEP % | DEPREC. | ACV |
|--|----------|------|----------|----------|-----------------|--------|----------|----------|
| 119. Muck-out/Flood loss cleanup - Heavy | 199.00 | SF | 6.51 | 1,295.49 | 0/NA Avg. | NA | <0.00> | 1,295.49 |
| 120. Remove 1/2" - drywall per LF - up to 4' tall | 57.17 | LF | 4.91 | 280.70 | 10/150 yrs Avg. | NA | <0.00> | 280.70 |
| 121. R&R Batt insulation replacement per LF - 6" - up to 4' tall | 44.67 | LF | 12.20 | 544.98 | 10/150 yrs Avg. | 6.67% | <15.99> | 528.99 |
| 122. 1/2" - drywall per LF - up to 4' tall | 44.67 | LF | 25.47 | 1,137.74 | 10/150 yrs Avg. | 6.67% | <9.74> | 1,128.00 |
| 123. Paint part of the walls - two coats | 185.33 | SF | 1.19 | 220.54 | 3/15 yrs Avg. | 20% | <11.49> | 209.05 |
| 124. R&R Exterior door - metal - insulated / wood * | 1.00 | EA | 695.32 | 695.32 | 10/100 yrs Avg. | 10% | <55.42> | 639.90 |
| 125. Paint door slab only - 2 coats (per side) | 1.00 | EA | 45.53 | 45.53 | 3/15 yrs Avg. | 20% | <2.07> | 43.46 |
| 126. Door lockset & deadbolt - exterior - Detach & reset | 1.00 | EA | 35.99 | 35.99 | 0/NA Avg. | 0% | <0.00> | 35.99 |
| 127. R&R Overhead door & hardware - 10' x 8' - High grade | 1.00 | EA | 2,073.86 | 2,073.86 | 10/35 yrs Avg. | 28.57% | <433.81> | 1,640.05 |
| 128. Paint overhead door - 2 coats (per side) | 1.00 | EA | 154.38 | 154.38 | 3/15 yrs Avg. | 20% | <12.02> | 142.36 |
| 129. Floor protection - self-adhesive plastic film | 199.00 | SF | 0.73 | 145.27 | 0/15 yrs Avg. | 0% | <0.00> | 145.27 |



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CONTINUED - Garage

| DESCRIPTION | QUANTITY | UNIT | RCV | AGE/LIFE | COND. | DEP % | DEPREC. | ACV |
|--|-----------|------|-----------------|----------|-------|-------|---------------|-----------------|
| 130. Final cleaning - construction - Residential | 199.00 SF | 0.36 | 71.64 | 0/NA | Avg. | 0% | <0.00> | 71.64 |
| Totals: Garage | | | 6,701.44 | | | | 540.54 | 6,160.90 |
| Total: DETACHED GARAGE | | | 6,701.44 | | | | 540.54 | 6,160.90 |

General Items

| DESCRIPTION | QUANTITY | UNIT | RCV | AGE/LIFE | COND. | DEP % | DEPREC. | ACV |
|---|----------|----------|-----------------|----------|-------|-------|-------------|-----------------|
| 131. General Clean Up* | 16.00 HR | 68.53 | 1,096.48 | 0/NA | Avg. | 0% | <0.00> | 1,096.48 |
| 132. Dumpster load - Approx. 40 yards, 7-8 tons of debris | 1.00 EA | 1,678.00 | 1,678.00 | 0/NA | Avg. | NA | <0.00> | 1,678.00 |
| Totals: General Items | | | 2,774.48 | | | | 0.00 | 2,774.48 |

Labor Minimums Applied

| DESCRIPTION | QUANTITY | UNIT | RCV | AGE/LIFE | COND. | DEP % | DEPREC. | ACV |
|--|----------|-------|------------------|----------|-------|-------|-----------------|------------------|
| 133. Heat, vent, & air cond. labor minimum | 1.00 EA | 64.39 | 64.39 | 0/NA | Avg. | 0% | <0.00> | 64.39 |
| Totals: Labor Minimums Applied | | | 64.39 | | | | 0.00 | 64.39 |
| Line Item Totals: ERIC_BATTLLES_EMIL1 | | | 90,631.08 | | | | 6,914.48 | 83,716.60 |

[%] - Indicates that depreciate by percent was used for this item

[M] - Indicates that the depreciation percentage was limited by the maximum allowable depreciation for this item



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Grand Total Areas:

| | | |
|-----------------------------|------------------------------------|-------------------------------|
| 2,740.89 SF Walls | 1,895.00 SF Ceiling | 4,635.89 SF Walls and Ceiling |
| 1,895.00 SF Floor | 210.56 SY Flooring | 409.67 LF Floor Perimeter |
| 0.00 SF Long Wall | 0.00 SF Short Wall | 459.83 LF Ceil. Perimeter |
| 1,895.00 Floor Area | 2,024.22 Total Area | 2,740.89 Interior Wall Area |
| 2,092.83 Exterior Wall Area | 312.17 Exterior Perimeter of Walls | |
| 0.00 Surface Area | 0.00 Number of Squares | 0.00 Total Perimeter Length |
| 0.00 Total Ridge Length | 0.00 Total Hip Length | |

| Coverage | Item Total | % | ACV Total | % |
|-----------------|-------------------|----------------|-------------------|----------------|
| Dwelling | 83,929.64 | 92.61% | 99,736.52 | 92.64% |
| DETACHED GARAGE | 6,701.44 | 7.39% | 7,922.90 | 7.36% |
| Total | 90,631.08 | 100.00% | 107,659.42 | 100.00% |



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Summary for Dwelling Summary for All Items

| | |
|-----------------------------------|---------------------|
| Line Item Total | 83,929.64 |
| Overhead | 8,392.96 |
| Profit | 8,392.96 |
| Sales Tax | 7,217.94 |
| Replacement Cost Value | \$107,933.50 |
| Less Non-recoverable Depreciation | <8,196.98> |
| Actual Cash Value | \$99,736.52 |
| Less Deductible | (5,000.00) |
| Less Amount Over Limit(s) | (108.77) |
| Net Claim | \$94,627.75 |

David Willette
National General Adjuster



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Summary for DETACHED GARAGE Summary for All Items

| | |
|-----------------------------------|-------------------|
| Line Item Total | 6,701.44 |
| Overhead | 670.13 |
| Profit | 670.13 |
| Sales Tax | 576.34 |
| Replacement Cost Value | \$8,618.04 |
| Less Non-recoverable Depreciation | <695.14> |
| Actual Cash Value | \$7,922.90 |
| Less Amount Over Limit(s) | (550.65) |
| Net Claim | \$7,372.25 |

David Willette
National General Adjuster



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Recap of Taxes, Overhead and Profit

| | Overhead (10%) | Profit (10%) | Sales Tax (8.6%) |
|-------------------|-----------------|-----------------|------------------|
| Line Items | 9,063.09 | 9,063.09 | 7,794.28 |
| Total | 9,063.09 | 9,063.09 | 7,794.28 |



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Recap by Room

Estimate: ERIC_BATTLLES_EMIL1

Area: BASEMENT LEVEL

| | | | |
|--------------------------------------|-----------|-----------------|--------------|
| Crawlspace | | 6,407.90 | 7.07% |
| Coverage: Dwelling | 100.00% = | 6,407.90 | |
| <hr/> | | | |
| Area Subtotal: BASEMENT LEVEL | | 6,407.90 | 7.07% |
| Coverage: Dwelling | 100.00% = | 6,407.90 | |

Area: 1ST LEVEL

| | | | |
|---------------------------------|-----------|------------------|---------------|
| Living Room | | 18,210.58 | 20.09% |
| Coverage: Dwelling | 100.00% = | 18,210.58 | |
| Kitchen | | 22,034.78 | 24.31% |
| Coverage: Dwelling | 100.00% = | 22,034.78 | |
| Hallway | | 5,093.05 | 5.62% |
| Coverage: Dwelling | 100.00% = | 5,093.05 | |
| Bedroom 1 | | 11,653.51 | 12.86% |
| Coverage: Dwelling | 100.00% = | 11,653.51 | |
| Laundry Room | | 5,303.90 | 5.85% |
| Coverage: Dwelling | 100.00% = | 5,303.90 | |
| Bathroom | | 12,387.05 | 13.67% |
| Coverage: Dwelling | 100.00% = | 12,387.05 | |
| <hr/> | | | |
| Area Subtotal: 1ST LEVEL | | 74,682.87 | 82.40% |
| Coverage: Dwelling | 100.00% = | 74,682.87 | |

Area: DETACHED GARAGE

| | | | |
|---------------------------------------|-----------|-----------------|--------------|
| Garage | | 6,701.44 | 7.39% |
| Coverage: DETACHED GARAGE | 100.00% = | 6,701.44 | |
| <hr/> | | | |
| Area Subtotal: DETACHED GARAGE | | 6,701.44 | 7.39% |
| Coverage: DETACHED GARAGE | 100.00% = | 6,701.44 | |
| General Items | | 2,774.48 | 3.06% |
| Coverage: Dwelling | 100.00% = | 2,774.48 | |
| Labor Minimums Applied | | 64.39 | 0.07% |
| Coverage: Dwelling | 100.00% = | 64.39 | |

| | | | |
|---------------------------|----------|------------------|----------------|
| Subtotal of Areas | | 90,631.08 | 100.00% |
| Coverage: Dwelling | 92.61% = | 83,929.64 | |
| Coverage: DETACHED GARAGE | 7.39% = | 6,701.44 | |



Crawford & Company

US London Markets
1605 N Cedar Crest Blvd, Suite 407
Allentown, PA 18104
David_Willette@us.crawco.com
Cell:808-306-7865

| | | | |
|--------------|--|------------------|----------------|
| Total | | 90,631.08 | 100.00% |
|--------------|--|------------------|----------------|



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Recap by Category with Depreciation

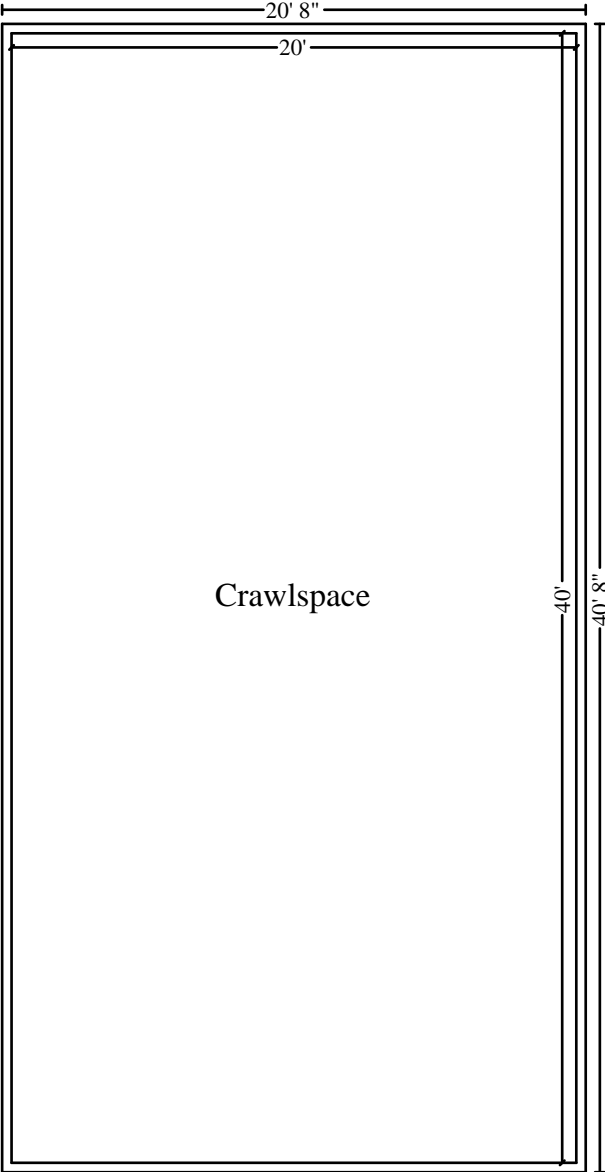
| O&P Items | | | RCV | Deprec. | ACV |
|--|---|-----------|------------------|-----------------|------------------|
| APPLIANCES | | | 4,451.40 | 1,091.19 | 3,360.21 |
| Coverage: Dwelling | @ | 100.00% = | 4,451.40 | | |
| CABINETRY | | | 7,683.26 | 1,588.11 | 6,095.15 |
| Coverage: Dwelling | @ | 100.00% = | 7,683.26 | | |
| CLEANING | | | 410.94 | | 410.94 |
| Coverage: Dwelling | @ | 82.57% = | 339.30 | | |
| Coverage: DETACHED GARAGE | @ | 17.43% = | 71.64 | | |
| GENERAL DEMOLITION | | | 16,926.43 | | 16,926.43 |
| Coverage: Dwelling | @ | 88.88% = | 15,044.70 | | |
| Coverage: DETACHED GARAGE | @ | 11.12% = | 1,881.73 | | |
| DOORS | | | 5,033.97 | 682.37 | 4,351.60 |
| Coverage: Dwelling | @ | 48.10% = | 2,421.13 | | |
| Coverage: DETACHED GARAGE | @ | 51.90% = | 2,612.84 | | |
| DRYWALL | | | 4,555.12 | 17.78 | 4,537.34 |
| Coverage: Dwelling | @ | 75.02% = | 3,417.38 | | |
| Coverage: DETACHED GARAGE | @ | 24.98% = | 1,137.74 | | |
| ELECTRICAL | | | 2,619.57 | 62.19 | 2,557.38 |
| Coverage: Dwelling | @ | 100.00% = | 2,619.57 | | |
| FLOOR COVERING - WOOD | | | 10,841.60 | 1,431.81 | 9,409.79 |
| Coverage: Dwelling | @ | 100.00% = | 10,841.60 | | |
| FINISH CARPENTRY / TRIMWORK | | | 1,144.15 | 32.51 | 1,111.64 |
| Coverage: Dwelling | @ | 100.00% = | 1,144.15 | | |
| FINISH HARDWARE | | | 210.76 | | 210.76 |
| Coverage: Dwelling | @ | 82.92% = | 174.77 | | |
| Coverage: DETACHED GARAGE | @ | 17.08% = | 35.99 | | |
| FIREPLACES | | | 860.96 | | 860.96 |
| Coverage: Dwelling | @ | 100.00% = | 860.96 | | |
| FRAMING & ROUGH CARPENTRY | | | 2,840.32 | 75.28 | 2,765.04 |
| Coverage: Dwelling | @ | 100.00% = | 2,840.32 | | |
| HEAT, VENT & AIR CONDITIONING | | | 670.87 | 76.39 | 594.48 |
| Coverage: Dwelling | @ | 100.00% = | 670.87 | | |
| INSULATION | | | 5,981.98 | 251.79 | 5,730.19 |
| Coverage: Dwelling | @ | 93.38% = | 5,586.20 | | |
| Coverage: DETACHED GARAGE | @ | 6.62% = | 395.78 | | |
| LABOR ONLY | | | 1,096.48 | | 1,096.48 |
| Coverage: Dwelling | @ | 100.00% = | 1,096.48 | | |
| LIGHT FIXTURES | | | 83.70 | | 83.70 |
| Coverage: Dwelling | @ | 100.00% = | 83.70 | | |
| MARBLE - CULTURED OR NATURAL | | | 428.20 | | 428.20 |
| Coverage: Dwelling | @ | 100.00% = | 428.20 | | |

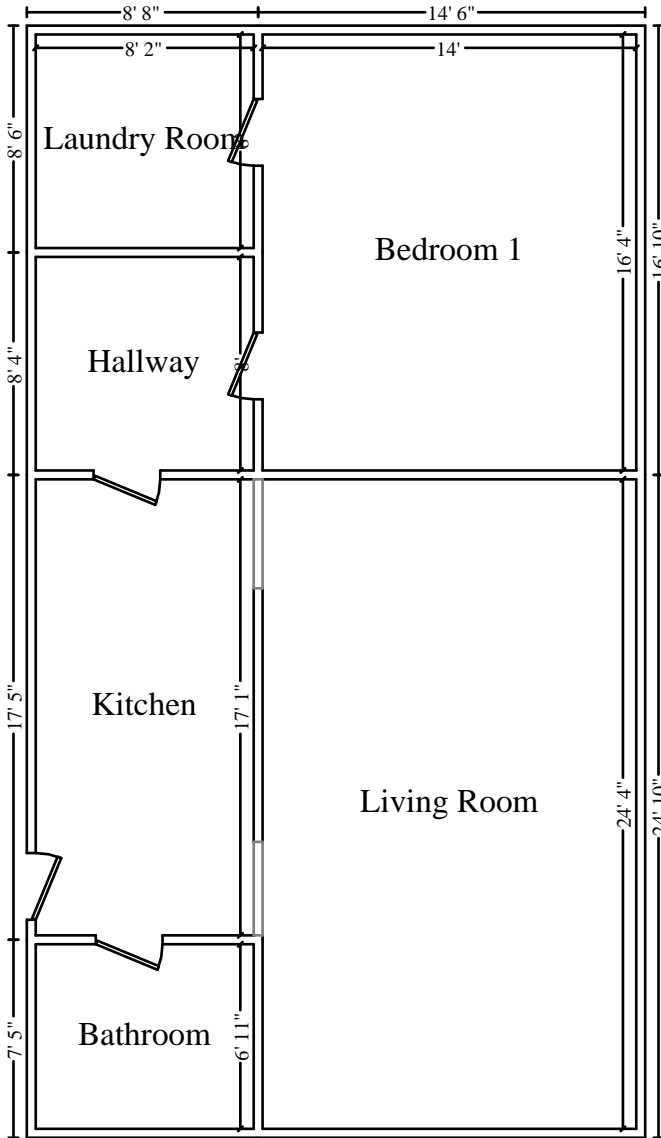


Crawford & Company

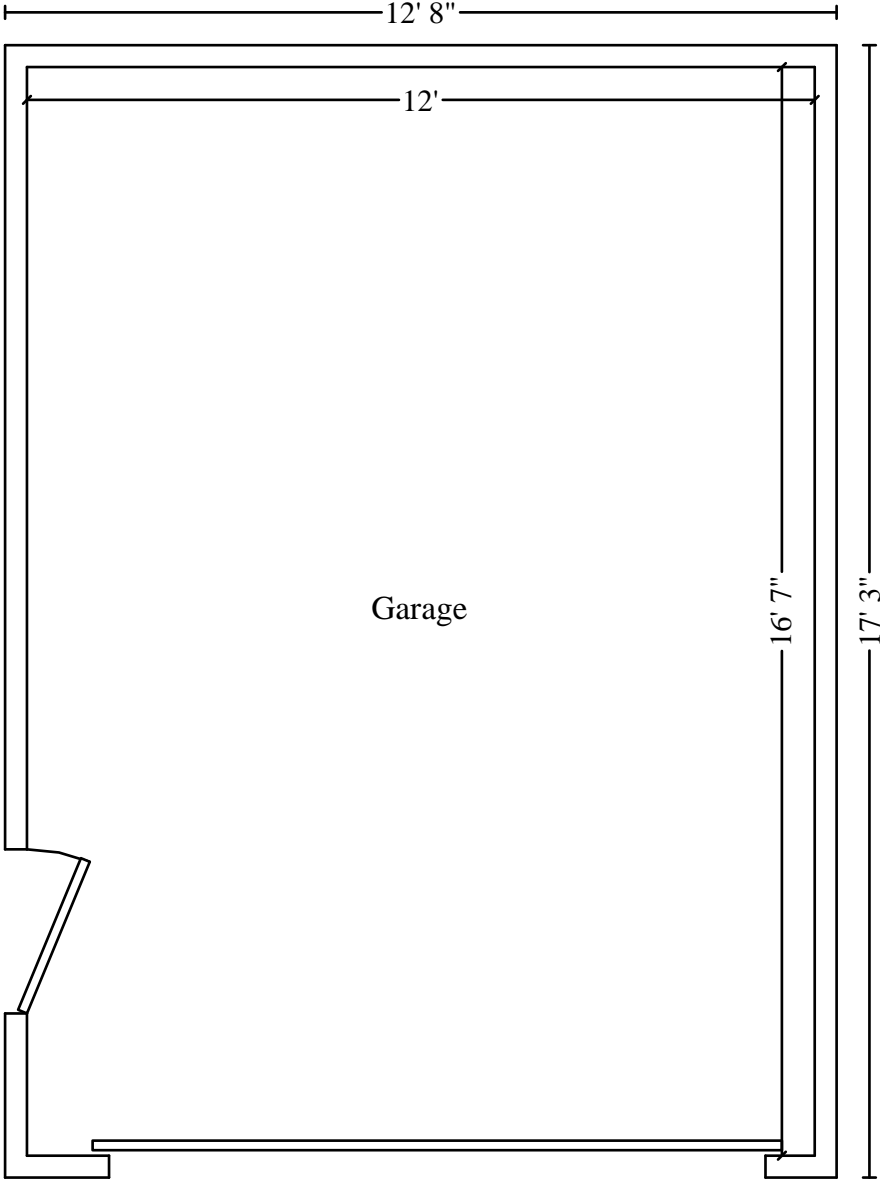
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 David_Willette@us.crawco.com
 Cell:808-306-7865

| O&P Items | | | | RCV | Deprec. | ACV |
|--|---|---------|---|-------------------|-----------------|-------------------|
| PLUMBING | | | | 4,027.55 | 234.85 | 3,792.70 |
| Coverage: Dwelling | @ | 100.00% | = | 4,027.55 | | |
| PANELING & WOOD WALL FINISHES | | | | 10,031.00 | 229.17 | 9,801.83 |
| Coverage: Dwelling | @ | 100.00% | = | 10,031.00 | | |
| PAINTING | | | | 5,740.44 | 203.60 | 5,536.84 |
| Coverage: Dwelling | @ | 90.15% | = | 5,174.72 | | |
| Coverage: DETACHED GARAGE | @ | 9.85% | = | 565.72 | | |
| TILE | | | | 3,077.87 | 47.17 | 3,030.70 |
| Coverage: Dwelling | @ | 100.00% | = | 3,077.87 | | |
| WINDOWS - SLIDING PATIO DOORS | | | | 1,914.51 | 890.27 | 1,024.24 |
| Coverage: Dwelling | @ | 100.00% | = | 1,914.51 | | |
| O&P Items Subtotal | | | | 90,631.08 | 6,914.48 | 83,716.60 |
| Overhead | | | | 9,063.09 | 691.48 | 8,371.61 |
| Coverage: Dwelling | @ | 92.61% | = | 8,392.96 | | |
| Coverage: DETACHED GARAGE | @ | 7.39% | = | 670.13 | | |
| Profit | | | | 9,063.09 | 691.48 | 8,371.61 |
| Coverage: Dwelling | @ | 92.61% | = | 8,392.96 | | |
| Coverage: DETACHED GARAGE | @ | 7.39% | = | 670.13 | | |
| Sales Tax | | | | 7,794.28 | 594.68 | 7,199.60 |
| Coverage: Dwelling | @ | 92.61% | = | 7,217.94 | | |
| Coverage: DETACHED GARAGE | @ | 7.39% | = | 576.34 | | |
| Total | | | | 116,551.54 | 8,892.12 | 107,659.42 |





1ST LEVEL



Reviewer Name: Lynn Schmidt, Statewide Flood Engineer

Region/Unit: HQ Flood Unit

Date: February 25, 2026

REVIEW CHECKLIST

Floodway Substantial Improvement

Washington State Department of Ecology

This checklist was developed to aid in the review of proposals to permit substantial improvements in the regulatory floodway per [WAC 173-158-076](#), "Substantial improvements to residential structures for the primary purpose of reducing risk of flood damage and substantially damaged residential dwellings other than farmhouses in designated floodways."

Section 1: General Information

Local Government Request

Requester Randy Johnson

Jurisdiction Skagit County

Recommendation Seeking Ecology input

Structure Information

Address 41649 North Shore Lane, Concrete

Year of construction 1967

Type of foundation Concrete, at grade?

Observed flood damages 2.08% damage in 2021, 75% damage in 2025

Pre-FIRM Post-FIRM (*Violation)

HISTORIC STRUCTURE Structures listed on a National Register of Historic Places or a State Inventory of Historic Places are exempted from substantial improvement requirements.

EXISTING FARMHOUSE Farmhouses located on lands designated as agricultural lands of long-term Commercial significance under RCW 36.70A.170 are subject to requirements of WAC 173-158-075.

Has the structure been substantially damaged?

YES

NO or UNSURE

Year(s) of damage: 2025

Is a substantial improvement proposed?

YES

NO

Local cumulative threshold met

FIRM Information

Panel Number 530151 0285C; Floodway Panel 530151 0012

Effective Date 1/3/1985

Flood Zone AE, Floodway

Flooding Source Skagit River

Nearest Cross Sections Between AE and AF

Section 2: Risk Review

Flood Depth

BFE: 155.3 NAVD88 NGVD29 Vertical Datum

BFE = Base Flood Elevation

Source: Flood Insurance Study (FEMA, 1989)

Lowest Adjacent Grade (LAG): 150.1 (approximate based on lidar) NAVD88

Modeled flood depth (BFE – LAG): 5.2'

Observed flood depth: 6' inside structure, 2025

Flood depth does not exceed 3 feet (required)

Flood depth exceeds 3 feet

Flood Velocity

Flood velocity does not exceed 3 feet/second (required)

Flood velocity exceeds 3 feet/second

Data source(s) and calculations:

Cross section AE mean velocity = 11.3 feet/second

Cross section AF mean velocity = 8.3 feet/second

1989 Flood Insurance Study, Foodway Data Table 4

Flood-related erosion

Located in a channel migration zone

Planning level study

Detailed study: high or moderate hazard area

Detailed study: low hazard area

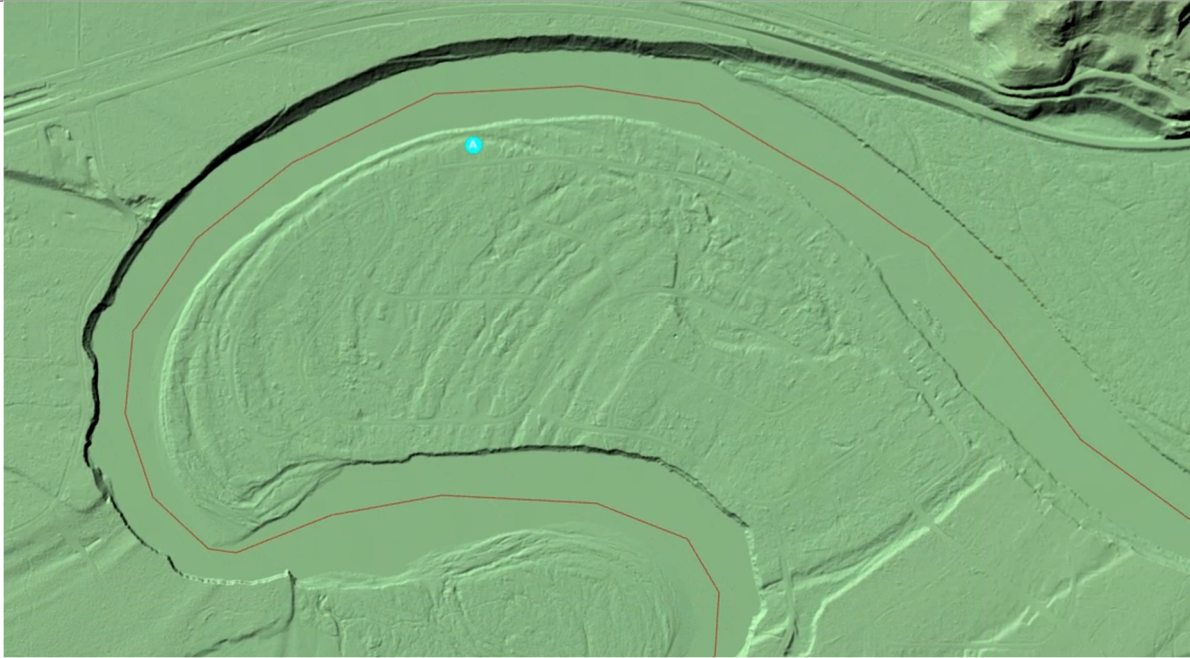
Observed bank or site erosion

Observed overflow channels or historic channels

Known debris loading potential

Data source(s) and explanation:

Scour was not observed during the 2025 flood event per Skagit County communication. Ecology could not locate a channel migration zone delineation. However, the site and vicinity have clear evidence of active channel migration as shown in the lidar digital elevation model below (obtained from Washington State Department of Natural Resources). The subject property is located at the blue dot.



Warning time

- A flood warning system is in place and operational
- Adequate flood warning time is available to ensure evacuation

Explanation of flood warning system and advanced timing:

Section 3: Conditions of Approval

Before the substantial improvement, repair, replacement, or reconstruction is started, all requirements of the National Flood Insurance Program, the state requirements adopted pursuant to RCW [86.16.031](#) (8), and all applicable local regulations must be satisfied. In addition, the following conditions must be met:

- No potential safe building site exists on the same property outside the floodway
- Any replacement structure is built as a substitute for a previous structure of equivalent use and size
- No increase in the total square footage of floodway encroachment
- The lowest floor of the replaced/repared structure is at least one foot higher than the BFE.
- New, improved, and replacement water supply systems are designed to eliminate or minimize infiltration of flood water into the system.
- New, improved, and replacement sanitary sewerage systems are designed and located to eliminate or minimize infiltration of flood water into the system and discharge from the system into the flood waters.
- All other utilities and connections to public utilities are designed, constructed, and located to eliminate or minimize flood damage.

Section 4: Ecology Staff Recommendation

- Recommend substantial improvement, repair, replacement or relocation of the residential structure as proposed
- Substantial improvement, repair, replacement or relocation of the residential structure with modifications
Modifications:
- Not recommended; does not meet requirements of WAC 173-158-076 or RCW 86.16

Flood depth exceeds 3 feet and velocity exceeds 3 feet/second. Topographic data shows evidence of active channel migration.



Skagit County
Planning & Development Services
Jack Moore, Director Randy Johnson, Building Official

2/27/2026

Site Assessment - Flood

Address: 41649 North Shore Lane
Owners: John (Eric) Battles 843-532-6408
Property ID# P62860

Type of Structure: Stick frame - SFR Year: 1967
Square Footage: Main floor 813 SF
Garage:

FIRM Map Panel: 0285 C **Floodway:** Yes 0012
Building Diagram:
BFE: 151.6' **Depth of water in Home:** 72"

Previous Flood Damage – 2021 Assessed Home Value \$71,400.00 lock for 10-year

Background: 2021 flood, Skagit County conducted a Flood damage assessment.
No water inside home, Floor joist and floor insulation only. 2.08% damage

Assessed value \$71,400.00 /2 = **\$ 35,700.00** = 50% allowed repair or improvements.

Estimated damage was to 813 square feet
Cost per foot value of home for 2021 = \$87.82 x 813 SF = \$71,400.00

Assessed flood damage to 813 sf 2.08% loss = **\$ 1,485.12** is what Skagit County is tracking.
(I do not know what FEMA paid out)

2021 - 50% assessed value \$ 35,700.00 used \$ 1,485.12
(Remainder \$34,214.88) - Not required to elevated home



Skagit County Planning & Development Services

Jack Moore, Director Randy Johnson, Building Official

2/27/2026

Skagit County – Damage Assessment 2025 Flood

Foundation, Floor Framing, Insulation wet Value 2% - 10% **Damage 10%**
Major damage to foundation and framing, Insulation replace

1” – 11” water inside, under electrical plugs Value 2% - 24% Damage 24%
(Remove gypsum 24”) Floor coverings, baseboards, insulation, gypsum, paint, cabinets.

12” – 24” water inside, including partial electrical, HVAC Value 25% - 49% Damage 49%
(Remove Drywall 48”) Floor coverings, baseboards, insulation, gypsum, paint, cabinets

25” – 72” water inside, including full electrical, full HVAC Value 50% - 75% **Damage 65%**
(Remove gypsum 48 – 96”) Strip to studs – All interior replacement

73” – 96” water inside, including Full electrical, Full HVAC Value 76% - 100% Damage
(Remove gypsum 48 – 96”) Strip to studs – All interior replacement, with structural

2025 Total Damage Percentage = **75%**

2026 IBC Valuation Table Skagit County

SF 813 x VB-Factor \$170.80 = \$138,860.40 x 75% = **\$104,145.30**

Remainder allowed to be used **\$34,214,88** Damage assessment greater **\$ 104,145.30**

Conclusion: Floodway requires Department of Ecology Approval, for houses to be elevated.

Note: Owner would like to keep home and elevate

Department of Ecology Recommendation: No waiver to elevate and repair home. Home to be removed from property. Check buyout options or use property only for recreational purposes.



Skagit County Planning & Development Services

1800 CONTINENTAL PLACE, MOUNT VERNON, WA 98273 | PHONE (360) 416-1320 | EMAIL pds@co.skagit.wa.us

Jack Moore, Director Randy Johnson, Building Official

2/27/2026

Substantial Improvement & Substantial Damage Cost Determination

Skagit County Code Chapter 14.34, State Statutes, and Federal requirements, require that commercial structure or residential homes located in the floodplain that are improved or damaged in value, which **equals or exceeds 50% of the assessed or appraised value of such structure, before construction starts or damage occurred**, must meet current code requirements. Including, the requirement to be elevated one foot above the 100-year frequency flood. Heating and electrical systems are also required to be elevated. The tracking of such cost is cumulative over a 10-year period. Residential structures located within the designated floodway are not allowed and as such are not repairable. Only the Department of Ecology is authorized to assess the risk of harm to life and property per WAC 173-158-076 and provide Skagit County Building Official a waiver recommendation based on their best professional judgment using scientific analysis of depth, velocity and flood-related erosions to allow repair or replacement within a designated floodway other than farmhouses.

All permit applications for improvements or damage repair for structures within the floodplain and floodway will be required to provide information relating to **assessed or appraised value** and cost estimates for repair or improvements required. Pre-flood value can be determined by several methods. The easiest method is to utilize the Assessor's valuation of the structure. Private appraisers can also be utilized. Improvement or damage estimates can be submitted in the form of a contractor's itemized cost estimate or insurance adjuster's damage estimate. It should be noted that donated materials, free labor, etc., all must be considered at fair market value in determining costs of improvements and repair.

A site damage assessment from Skagit County is a visual assessment based on water depth inside the structure. The percentage of remediation height performed to walls, along with using the current IBC valuation table of cost per foot.

Location: 41649 North Shore Lane

Owner Name: John (Eric) Battles

| | |
|---|--|
| ASSOCIATED PERMIT(S): | FLOOD-2026-0028 |
| PRE-FLOOD ASSESSED/APPRaisal OF THE STRUCTURE: 2021 | \$ 71,400.00 50% = \$35,700.00 Used \$1,485.12 Remainder \$34,214.88 |
| INSURANCE ESTIMATE OF REPAIRS: | \$ 107,301.79 Crawford & Company |
| CONTRACTORS ESTIMATE OF REPAIRS/IMPROVMENTS: | \$ |
| SKAGIT COUNTY DAMAGE ASSESSMENT: | \$ 104,145.30 Exceeded \$34,214.88 |
| DEPARTMENT OF ECOLOGY FLOODWAY RECOMMENDATION: | Not Recommended |
| PROJECT DETERMINATION TO BE 75.00% | Substantial Damage / No Repairs allow |

See attached project valuation calculation and pre-flood market value of the structure documents



Skagit County Planning & Development Services

Jack Moore, Director Randy Johnson, Building Official

Site Assessment - Flood

Date: 3/6/2026

Address: 41649 North Shore Lane

Owners: John (Eric) Battles 843-532-6408

Property ID# P62860

Type of Structure: Stick frame - SFR Year: 1967

Square Footage: Main floor 813 SF **Garage:** 0

FIRM Map Panel: 0285 C **Floodway:** Yes 0012

Building Diagram: 8

BFE: 151.6' **Depth of water in Home:** 72"

Previous Flood Damage – 2021 Assessed Home Value \$71,400.00 lock for 10-year

Background: 2021 flood, Skagit County conducted a Flood damage assessment.

No water inside home, Floor joist and floor insulation only. 2.08% damage

Assessed value \$71,400.00 / 2 = **\$ 35,700.00** = 50% allowed repair or improvements.

Assessed flood damage to 813 sf 2.08% loss = **\$ 1,485.12** is what Skagit County is tracking.

(Remainder \$34,214.88) - Not required to elevated home

Skagit County – Damage Assessment 2025 Flood

Foundation, Floor Framing, Insulation wet Value 2% - 10% **Damage 10%**
Major damage to foundation and framing, Insulation replace

1" – 11" water inside, under electrical plugs Value 2% - 24% Damage 24%
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12" – 24" water inside, including partial electrical, HVAC Value 25% - 49% Damage 49%
(Remove Drywall 48") Floor coverings, baseboards, insulation, gypsum, paint, cabinets

25" – 72" water inside, including full electrical, full HVAC Value 50% - 75% **Damage 65%**
(Remove gypsum 48 – 96") Strip to studs – All interior replacement

73" – 96" water inside, including Full electrical, Full HVAC Value 76% - 100% Damage
(Remove gypsum 48 – 96") Strip to studs – All interior replacement, with structural

2025 Total Damage Percentage = **75%**

2026 IBC Valuation Table Skagit County

SF 813 x VB-Factor \$170.80 = \$138,860.40 x 75% = **\$104,145.30 Greater than > \$34,214.88**



Skagit County Planning & Development Services

Jack Moore, Director Randy Johnson, Building Official

Conclusion: Floodway requires Department of Ecology Approval, for houses to be elevated.

Department of Ecology Recommendation: Not recommended; does not meet requirements of WAC 173-158-or RCW86.16. Flood depth exceeds over 3-feet and velocity exceeds 3feet/second.

Building Official Decision: SCC14.34.190 Standards for development activities in floodways prohibit new construction of residential homes in floodways. Repairs over 50% need review by Department of Ecology.

(Subsection 3) Allows the Department of Ecology to provide a recommendation to the Building Official based on scientific analysis of depth and velocity, and flood-related erosion, by providing a waiver under WAC 173-158-076 or RWC 816.16 that the structure could be repaired and elevated in the floodway.

The Department of Ecology in this case is not recommending the structure be repaired and remain within the floodway. Skagit County Code requires removal of the dwelling unit from the floodway.

For allowed use of floodway property, see Skagit County Code 14.34.190 Standards for development activities in floodways. Below is a partial excerpt covering common usage:

- (4) Recreational vehicles placed in the floodway shall meet the following requirements:
 - (a) Be fully licensed and ready for highway use without the requirement for special highway permits, be towable by a regular duty truck without the requirement for special licenses, be on its wheels or jacking system, and have no permanently attached additions.
 - (b) Shall not be placed in the floodway from November through April of any calendar year.
 - (i) Exception. Recreational vehicles are allowed to be placed for weekend and holiday use for a period not to exceed 14 days.

Appeal.

This decision becomes final unless you file an appeal with the Skagit County Hearing Examiner, with required fees within 14 days of this decision. Appeal forms are available on the Skagit County website through the Civic Access Portal. WWW.SkagitCounty.net/planning Appeals are processed as appeals Level I decisions under Skagit County Code 14.09.290 failure to appeal may constitute waiver of all rights to appeal the decision.



Skagit County Planning & Development Services

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Jack Moore, Director **Randy Johnson, Building Official**

Substantial Improvement & Substantial Damage Cost Determination

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All permit applications for improvements or damage repair for structures within the floodplain and floodway will be required to provide information relating to **assessed or appraised value** and cost estimates for repair or improvements required. Pre-flood value can be determined by several methods. The easiest method is to utilize the Assessor's valuation of the structure. Private appraisers can also be utilized. Improvement or damage estimates can be submitted in the form of a contractor's itemized cost estimate or insurance adjuster's damage estimate. It should be noted that donated materials, free labor, etc., all must be considered at fair market value in determining costs of improvements and repair.

A site damage assessment from Skagit County is a visual assessment based on water depth within the structure in conjunction with the current International Building Code valuation table of cost per foot.

| | |
|---|--|
| Date: 3-6-26 Location: 41649 North Shore Lane | Owner Name: John (Eric) Battles |
| ASSOCIATED PERMIT(S): | FLOOD-2026-0028 |
| PRE-FLOOD ASSESSED/APPRaisal OF THE STRUCTURE: 2021 | \$ 71,400.00 50% = \$35,700.00 Used \$1,485.12 Remainder \$34,214.88 |
| INSURANCE ESTIMATE OF REPAIRS: | \$ 107,301.79 Crawford & Company |
| CONTRACTORS ESTIMATE OF REPAIRS/IMPROVMENTS: | \$ |
| SKAGIT COUNTY DAMAGE ASSESSMENT: | \$ 104,145.30 Exceeded \$34,214.88 |
| DEPARTMENT OF ECOLOGY FLOODWAY RECOMMENDATION: | Not Recommended |
| PROJECT DETERMINATION TO BE 75.00% | Substantial Damage / No Repairs allow |

See attached project valuation calculation and pre-flood market value of the structure documents

**SKAGIT COUNTY
OFFICE OF THE HEARING EXAMINER**

re: Appeal of Koter

APL 2025-002

PRE-HEARING ORDER

Required Actions by Parties

The Hearing Examiner has received notice that an appeal has been filed and a request for a pre-hearing conference.

The Hearing Examiner, having no record of an appeal, and therefore seeing a potentially unclear record and a number of issues that should be made clear before a hearing, and with the authority pursuant to the Skagit County Hearing Examiner’s Rules of Procedure, as authorized by Skagit County Commissioners per Resolution #R20240280 on 12/16/24 (“SCRE”) §10 and 24, the Hearing Examiner hereby orders:

ORDER

1. Administrative

- a.** The Department will file a declaration as to the timing of the receipt of the appeal or provide copies that were stamped as received with annotation as to the time and date of the receipt prior to the pre-hearing conference being ordered below.
- b.** Any disclosure between the parties or filings, or pleadings, exhibits, comments, motions, and other material intended to be seen by the Hearing Examiner as part of any decision making process the Hearing

Examiner is involved in, shall be filed by e-mail with the Hearing Examiner Coordinator at HEhearings@co.skagit.wa.us, with copies to the other party or their counsel of record.

- c. Parties will file documents with file names that reflect who is filing and the date filed (with the date being at the end of the file name).
- d. Any party filing legal briefs, motions, or proposed orders shall submit them in both .pdf and a .doc/.docx format. The .pdf version will become part of the exhibit log, and the .doc/.docx version will be judicial working copies.

2. The Current Record

As identified by the Office of the Hearing Examiner the record of this case is non-existent thus far, and consequently:

- i. Skagit County Planning and Development Services must prepare an exhibit list, with names and dates of documents prior to the pre-conference hearing;
 - 1. Use best efforts to collect, name, and prepare such files in line with the guidelines in the SCRE and transmit to the Clerk before the hearing *if possible*.

3. Pre-Hearing Conference:

- a. A **pre-hearing conference** of the parties will occur on **April 16, 2026** at **1:00 p.m.** to be held by video conferencing arranged by the Clerk of the Office of the Hearing Examiner;
- b. The formal parties or their designated representatives must appear;
- c. Parties will bring their calendars and schedules for date settings and briefing schedules;
- d. To the best of their ability on a short timeline, the parties will file and exchange brief memos by **April 15, 2026** for the pre-hearing conference regarding, and be prepared to discuss at the hearing, the following:

- i. A list of the applicable and relevant bodies of law each party believes is applicable in this case, to determine what is procedurally agreed between the parties;

4. Final Hearing:

- a. The Final Hearing on this matter: to be determined at the pre-hearing conference.
- b. Briefing Schedule: to be determined at the pre-hearing conference.

5. Continuances and Setting Other Hearings:

- a. Before requesting continuation, a change in the schedule, or requesting additional hearing dates the parties should attempt to reasonably confer and see if they can come to agreement with each other on a variety of agreed dates. Such joint requests will be viewed with a strong prejudice towards granting such requests, but presenting multiple options for dates will increase the chance of one working for the Office of the Hearing Examiner. Requests without agreement will be viewed with a prejudice to not granting such requests.

SO ORDERED this 13th day of April 2026.



Rajeev D. Majumdar
Skagit County Hearing Examiner

**SKAGIT COUNTY
OFFICE OF THE HEARING EXAMINER**

re: Appeal of Koter

APL 2025-002

Corrected

PRE-HEARING ORDER

date of hearing: April 17, 2026

Required Actions by Parties

The Hearing Examiner has received notice that an appeal has been filed and a request for a pre-hearing conference.

The Hearing Examiner, having no record of an appeal, and therefore seeing a potentially unclear record and a number of issues that should be made clear before a hearing, and with the authority pursuant to the Skagit County Hearing Examiner’s Rules of Procedure, as authorized by Skagit County Commissioners per Resolution #R20240280 on 12/16/24 (“SCRE”) §10 and 24, the Hearing Examiner hereby orders:

ORDER

1. Administrative

- a.** The Department will file a declaration as to the timing of the receipt of the appeal or provide copies that were stamped as received with annotation as to the time and date of the receipt prior to the pre-hearing conference being ordered below.
- b.** Any disclosure between the parties or filings, or pleadings, exhibits, comments, motions, and other material intended to be seen by the Hearing Examiner as part of any decision making process the Hearing

Examiner is involved in, shall be filed by e-mail with the Hearing Examiner Coordinator at HEhearings@co.skagit.wa.us, with copies to the other party or their counsel of record.

- c. Parties will file documents with file names that reflect who is filing and the date filed (with the date being at the end of the file name).
- d. Any party filing legal briefs, motions, or proposed orders shall submit them in both .pdf and a .doc/.docx format. The .pdf version will become part of the exhibit log, and the .doc/.docx version will be judicial working copies.

2. The Current Record

As identified by the Office of the Hearing Examiner the record of this case is non-existent thus far, and consequently:

- i. Skagit County Planning and Development Services must prepare an exhibit list, with names and dates of documents prior to the pre-conference hearing;
 - 1. Use best efforts to collect, name, and prepare such files in line with the guidelines in the SCRE and transmit to the Clerk before the hearing *if possible*.

3. Pre-Hearing Conference:

- a. A **pre-hearing conference** of the parties will occur on **April 17, 2026** at **1:00 p.m.** to be held by video conferencing arranged by the Clerk of the Office of the Hearing Examiner;
- b. The formal parties or their designated representatives must appear;
- c. Parties will bring their calendars and schedules for date settings and briefing schedules;
- d. To the best of their ability on a short timeline, the parties will file and exchange brief memos by **April 15, 2026** for the pre-hearing conference regarding, and be prepared to discuss at the hearing, the following:

- i. A list of the applicable and relevant bodies of law each party believes is applicable in this case, to determine what is procedurally agreed between the parties;

4. Final Hearing:

- a. The Final Hearing on this matter: to be determined at the pre-hearing conference.
- b. Briefing Schedule: to be determined at the pre-hearing conference.

5. Continuances and Setting Other Hearings:

- a. Before requesting continuation, a change in the schedule, or requesting additional hearing dates the parties should attempt to reasonably confer and see if they can come to agreement with each other on a variety of agreed dates. Such joint requests will be viewed with a strong prejudice towards granting such requests, but presenting multiple options for dates will increase the chance of one working for the Office of the Hearing Examiner. Requests without agreement will be viewed with a prejudice to not granting such requests.

SO ORDERED this 13th day of April 2026.



Rajeev D. Majumdar
Skagit County Hearing Examiner

SKAGIT COUNTY HEARING EXAMINER

re: Appeal by Eric Battles & Emily
McLaughlin of Substantial Improvement
& Substantial Damage Cost
Determination in FLOOD-2006-0028

No.: APL 2026-0002

CERTIFICATE OF SERVICE

I hereby certify that on April 16, I filed the **Declaration of Pan Aldridge re: Date Appeal Filed** with the Skagit County Hearing Examiner via email to the Hearing Coordinator at HEhearings@co.skagit.wa.us and served, and/or otherwise provided, the document via that same email to:

- Pamela C. Herman, Hearing Coordinator, at pherman@co.skagit.wa.us
- Jane Koler, Attorney for the Appellants, at jane@jkolerlaw.com;

Dated this 16th day of April, 2026, at Mount Vernon, Washington.



JASON C. D'AVIGNON, WSBA #44259
Civil Deputy Prosecuting Attorney
Attorney for Skagit County

SKAGIT COUNTY HEARING EXAMINER

re: Appeal by Eric Battles & Emily
McLaughlin of Substantial Improvement
& Substantial Damage Cost Determination
in FLOOD-2006-0028

No.: APL 2026-0002

**DECLARATION OF
PAM ALDRIDGE
RE: DATE APPEAL FILED**

Pam Aldridge declares:

1. I am a Permit Tech for the Skagit County Planning and Development Services.
2. I make this statement on the basis of facts within the scope of my firsthand knowledge, to which I am competent to testify.
3. The appeal submitted by Jane Koler on behalf of Appellants Eric Battles & Emily McLaughlin was uploaded to the County's filing portal on March 19.

I declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correction.

DATED this 16th day of April, 2025 at Mount Vernon, Washington.


PAM ALDRIDGE

SKAGIT COUNTY HEARING EXAMINER

re: Appeal by Eric Battles & Emily
McLaughlin of Substantial Improvement
& Substantial Damage Cost
Determination in FLOOD-2006-0028

No.: APL 2026-0002

PRE-HEARING CONFERENCE MEMORANDUM

As directed by Section 3.e of the Pre-Hearing Conference Order of May 13, 2025, Skagit County Planning and Development Services (PDS) submit the following:

I. APPLICABLE LAW

- Title 14 SCC Unified Development Code
 - Chapter 14.06 SCC Permit Procedures
 - SCC 14.06.150 Types of review
 - Chapter 14.4 SCC Flood Damage Prevention
 - SCC 14.34.190 Standards for development activities in floodways.
- Chapter 86.16 RCW Floodplain Management
 - RCW 86.16.041 Floodplain management ordinances and amendments— Filing with the department of ecology— Disapproval by the department— Adoption of rules for repair or replacement of existing residential structures.
- Chapter 173-158 WAC Flood Plain Management
 - WAC 173-158-076 Substantial improvements to residential structures for the primary purpose of reducing risk of flood damage and substantially damaged residential dwellings other than farmhouses in designated floodways.

II. PRELIMINARY EXHIBIT LIST

Section 2 of the Pre-Hearing Order asks the Department to “prepare an exhibit list.” As this appeal is open-record, SCC Table 14.06.150-1(11), the Department understands that this is necessarily a preliminary exhibit list as it anticipates additional evidence and other documents would be added to the record.

1. Appeal (Filed Mar. 19, 2026)
 - 1.1. Appeal Narrative
 - 1.2. Appeal of Substantial Improvement & Substantial Damage Cost Determination (Signed Mar. 18, 2026).
 - 1.3. Digital Signature Jane Koler (Mar. 19, 2026)
 - 1.4. Substantial Improvement & Substantial Damage Cost Determination (Mar. 6, 2026) (Annotated)
 - 1.5. Site Assessment – Flood (Feb, 27 2026)
 - 1.6. Site Assessment – Flood (Mar, 6 2026)
2. Insurance Replacement Cost (Dec. 29, 2025)
3. Dept. of Ecology, Floodway Substantial Improvement Recommendation (Feb. 25, 2026)
4. Site Assessment – Flood (Feb. 27, 2026)
5. Substantial Improvement & Substantial Damage Cost Determination (Feb. 27, 2026)
6. Site Assessment – Flood (Mar. 6, 2026)
7. Substantial Improvement & Substantial Damage Cost Determination (Mar. 6, 2026)

DATED this 16th day of April 2026.

RICHARD A. WEYRICH
PROSECUTING ATTORNEY
FOR SKAGIT COUNTY



JASON C. D'AVIGNON, WSBA #44259
Civil Deputy Prosecuting Attorney
Attorney for Skagit County

CERTIFICATE OF SERVICE

I hereby certify that on April 16, I filed the foregoing document with the Skagit County Hearing Examiner via email to the Hearing Coordinator at HEhearings@co.skagit.wa.us and served, and/or otherwise provided, the document via that same email to:

- Pamela C. Herman, Hearing Coordinator, at pherman@co.skagit.wa.us
- Jane Koler, Attorney for the Appellants, at jane@jkolerlaw.com;

Dated this 16th day of April, 2026, at Mount Vernon, Washington.



JASON C. D'AVIGNON, WSBA #44259
Civil Deputy Prosecuting Attorney
Attorney for Skagit County

SKAGIT COUNTY HEARING EXAMINER

re: Appeal by Eric Battles & Emily
McLaughlin of Substantial Improvement
& Substantial Damage Cost
Determination in FLOOD-2006-0028

No.: APL 2026-0002

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7. Substantial Improvement & Substantial Damage Cost Determination (Mar. 6, 2026)

DATED this 16th day of April 2026.

RICHARD A. WEYRICH
PROSECUTING ATTORNEY
FOR SKAGIT COUNTY



JASON C. D'AVIGNON, WSBA #44259
Civil Deputy Prosecuting Attorney
Attorney for Skagit County

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- Pamela C. Herman, Hearing Coordinator, at pherman@co.skagit.wa.us
- Jane Koler, Attorney for the Appellants, at jane@jkolerlaw.com;

Dated this 16th day of April, 2026, at Mount Vernon, Washington.



JASON C. D'AVIGNON, WSBA #44259
Civil Deputy Prosecuting Attorney
Attorney for Skagit County

**SKAGIT COUNTY
OFFICE OF THE HEARING EXAMINER**

re: Appeal of Battles & McLaughlin of
Substantial Improvement & Substantial Damage
Cost Determination in FLOOD-2006-0028

APL 2026-002

*of Administrative Decision FLOOD-
2026-0028*

POST CONFERENCE ORDER

The Hearing Examiner having conducted a pre-hearing conference on this date with the parties; and with the authority pursuant to the Skagit County Hearing Examiner's Rules of Procedure (SCRE) §10 and 24; the Hearing Examiner hereby further orders, modifying prior orders:

ORDER

1. Administrative

- a. This order supplements prior orders and the SCRE.

2. The Current Record

As identified by the Office of the Hearing Examiner, the record of this case, is as follows thus far:

1. Battles Appeal with attachments, *filed 3/19/26*
2. Signature of Jane Koler, *filed 3/19/26*
3. Insurance Replacement Cost, *dated 12/29/25*
4. Department of Ecology recommendations, *dated 2/25/26*
5. Department's Site Assessment, *dated 2/27/26*
6. Department's Cost Determination Form, *dated 2/27/26*
7. Department's Site Assessment, *dated 3/6/26*
8. Department's Cost Determination, *dated 3/6/26*

9. Pre-hearing Conference Order, *entered 4/13/26*
10. Corrected Pre-hearing Conference Order, *entered 4/16/26*
11. Department's Pre-Hearing Memo, *filed 4/16/26*
12. Department Certification Service, *filed 4/17/26*
13. Declaration of Pam Aldridge, *filed 4/17/26*
14. [This] 1st Post-Conference Order, *entered 4/17/27*

3. Pre-Hearing Conference

- a. A **pre-hearing conference** of the parties will occur on **May 8, 2026** at **1:00 p.m.** to be held by video conferencing arranged by the Clerk of the Office of the Hearing Examiner;
- b. The formal parties or their designated representatives must appear;
- c. Parties will bring their calendars and schedules for date settings and briefing schedules;
- d. The parties will file and exchange memos by **May 1, 2025** for the pre-hearing conference regarding, and be prepared to discuss at the hearing, the following:
 - i. A list of the applicable and relevant bodies of law each party believes is applicable in this case, to determine what is procedurally agreed between the parties;
 - ii. A list of evidence (with accurate titles and dates) missing from the record, *if any*, as currently reflected in the Current Record, noted above; and
 - iii. A list of objections or questions of relevance to any of the evidence currently in the Identified Record, if any.

4. Applicable Law Agreed to by the Parties and as to the Scope of Appeal and Hearing:

- a. To be determined at next Pre-Hearing Conference

5. Final Hearing date agreed by the Parties:

- a. The Final Hearing on this matter is set for **Friday, August 7th, 2025 at 8:30 am** in Skagit County Council Chambers, **in person**.

6. Briefing Schedule for Final Hearing:

- a. Final Briefs, Staff Reports, if any, will be filed by **July 24th, 2026.**
- b. Responses will be filed by **July 31st, 2026.**
- c. Replies will be filed by **August 5th, 2026.**

SO ORDERED this 17th day of April 2026.



Rajeev D. Majumdar
Skagit County Hearing Examiner