

December 2025 Flood Response

Field Inspection & PACS Administration

Danny
Field Inspection

Falon
PACS Administration

Presentation Overview

December 2025 Flood — Property Assessment Response

01 DANNY

Field Inspection Program

Deployment strategy, inspection areas, rating methodology, and photo documentation protocols.

02 FALON

PACS Administration

How flood ratings were entered, reductions applied, permits added, and records documented in PACS.

PART 1

Field Inspection

Skagit County Assessor's Office

Presented by Danny Hagen | Skagit County Assessor

- › Proactive by Design — applying reductions before claims are filed
- › One County, One Response — unified form, shared imagery, daily coordination
- › Prepared Before the First Drive — maps, assignments, and institutional knowledge
- › Field Documentation — methodology, standardized notation, and the spreadsheet
 - › Damage Ratings — F1 through F4, objective by design

Proactive by Design

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~900

properties assessed

\$65M+

in value reductions

Zero claims required

- We identified affected properties and applied reductions on their behalf
- No form. No claim. No burden on the property owner.
- Many were our most vulnerable neighbors — seniors on fixed incomes, dealing with the worst event of their lives



One County. One Response.

Danny Hagen | Field Inspection Program

One Unified Form

Citizens submitted once — data shared across GIS, Public Works, Planning, Emergency Management, and our office

Shared Imagery Database

Aerial, helicopter, and drone footage pulled into one searchable database accessible to all partner departments

Daily 10am Coordination

County departments, cities, dike districts, National Guard, National Weather Service, and community leaders — one consistent voice

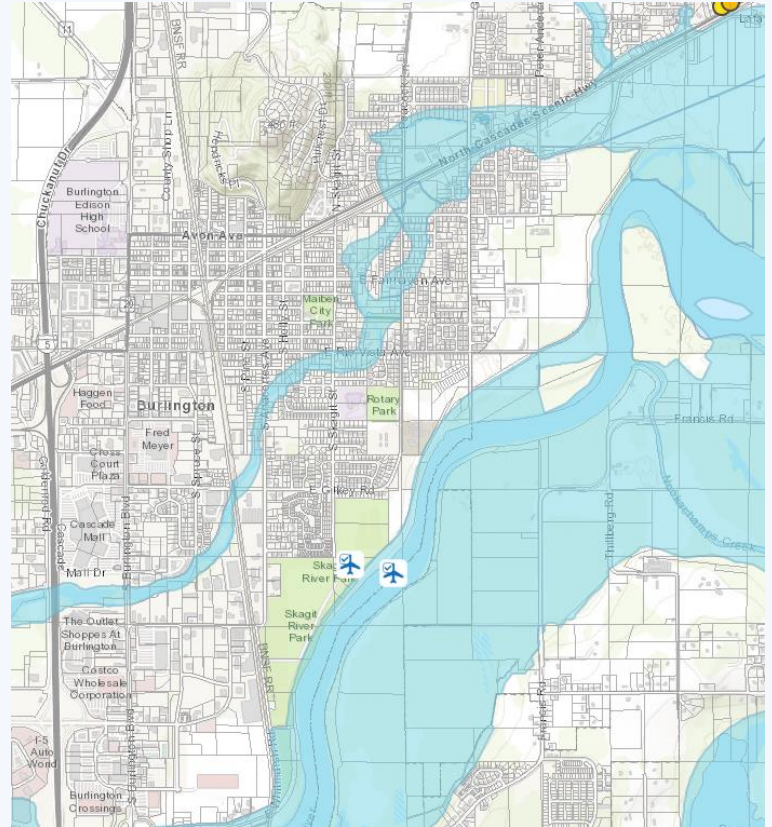
Coordinated Public Outreach

Unified form promoted across all agency websites and social media — one place for residents to go

Prepared Before the First Drive

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- Historical flood codes applied to every affected parcel — mapped in GeoSkagit to identify likely impact zones before anyone left the office
- ConnectExplorer oblique imagery used to estimate ratings remotely — reducing unnecessary site visits
- Appraisers assigned to areas they already knew — many with direct 2021 flood experience
- Experienced appraisers paired with newer staff — no one went out without a support system



Simple by Design. Thorough by Standard.

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- Digital cameras and paper field sheets — no special devices required
- Waterline at the door frame is the anchor — siding shakes and lap siding used as reference when the line is faint
- Standardized notation developed in-house: NOH, TTO, TTT — one consistent method across all appraisers
- Outbuildings and land damage documented separately when conditions differ from the main structure
- **Methodology developed and trained by Senior Residential Appraiser Julie Priest**



The Rating System — Objective by Design

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F1

Below Subfloor

20% reduction
25/26 only
FEMA: Affected

F2

At Subfloor

50% reduction
25/26 & 26/27 + permit
FEMA: Minor

F3

Above Subfloor

70% reduction
25/26 & 26/27 + permit
FEMA: Major

F4

100% Loss

100% reduction
25/26 only
FEMA: Destroyed

The waterline tells you the rating. No interpretation required.

Land Damage: F25 — 30% reduction (significant damage, cleanup required) | F25E — 40% reduction (excessive erosion, silt, or debris) | 25/26 only

One Spreadsheet. One Person. Every Parcel.

Danny Hagen | Field Inspection Program

- Built by Senior Residential Appraiser Julie Priest to convert field work into supplement-ready data
- Tracks appraiser, parcel, segment, initial value, rating, new value, reduction, and land adjustments — all in one place
- Check column flags anything that does not calculate cleanly — nothing falls through the cracks
- Comments column pulls directly from the unified intake form — the human story behind every parcel
- **Feeds directly into Falon's supplement workflow — covered next**

The screenshot shows an Excel spreadsheet with the following data:

App	Parcel	Segment	Initial Imp Value	Rating	New Imp Value	Reduction	Check	Land	Initial Land Value
2	37718		\$376,800	F3	\$113,000	-\$263,800	30%		
3	38337		\$162,800	F3	\$158,700	-\$4,100	97%		
4	38312	1	\$50,500	F2	\$25,300	-\$25,200	50%		
5	38312	2	\$31,400	F2	\$15,700	-\$15,700	50%		
6	62974		\$152,900	F2	\$76,500	-\$76,400	50%		
7	62862		\$28,900	F2	\$14,500	-\$14,400	50%		\$124,800
8	62910		\$190,000	F3	\$57,000	-\$133,000	30%		\$124,800
9	63078		\$20,900	F2	\$10,500	-\$10,400	50%		
10	63023		\$8,500	F3	\$2,600	-\$5,900	31%		
11	63316		\$11,800	F1	\$9,400	-\$2,400	80%		
12	63018		\$336,100	F3	\$100,800	-\$235,300	30%		\$63,000
13	62949		\$325,100	F2	\$162,600	-\$162,500	50%		
14	63037	1	\$127,300	F3	\$36,200	-\$89,100	30%		
16	63037	2	\$10,200	F3	\$3,100	-\$7,100	30%		
17	62975		\$68,800	F3	\$20,600	-\$48,200	30%		
18	63047		\$106,200	F3	\$31,900	-\$74,300	30%		\$67,800
19	62913		\$164,700	F3	\$49,400	-\$115,300	30%		
20	62897		\$384,200	F1	\$307,400	-\$76,800	80%		\$124,800
21	63004		\$19,000	F3	\$5,700	-\$13,300	30%		
22	63014		\$21,700	F1	\$17,400	-\$4,300	80%		
23	62915		\$85,000	F1	\$68,000	-\$17,000	80%		
24	63219				\$0	\$0			\$28,800
25	63325		\$140,800	F2	\$70,400	-\$70,400	50%		
26	63109		\$71,800	F1	\$57,400	-\$14,400	80%		
27	62978				\$0	\$0			\$23,600
28	62976		\$22,800	F3	\$6,800	-\$16,000	30%		\$23,600
29	63005		\$16,200	F2	\$8,100	-\$8,100	50%		
30	63049		\$58,600	F3	\$17,600	-\$41,000	30%		\$63,000
31	63024		\$226,100	F3	\$67,800	-\$158,300	30%		
32	63021		\$33,600	F3	\$10,100	-\$23,500	30%		
33	63020		\$63,300	F1	\$50,600	-\$12,700	80%		
34	63026	1	\$168,000	F1	\$134,400	-\$33,600	80%		
35	63026	2	\$18,700	F1	\$15,000	-\$3,700	80%		
36	63027		\$25,000	F1	\$20,000	-\$5,000	80%		
37	63028		\$104,200	F2	\$52,100	-\$52,100	50%		
38	62982		\$476,900	F1	\$381,500	-\$95,400	80%		

PART 2

PACS Administration

How We Administered the Flood Response in PACS

Presented by Falon | Chief Deputy Assessor

- › Step 1 — Querying parcels by group code & appraiser rating
 - › Step 2 — Data cleanup & Excel organization by rating
- › Step 3 — Handling multi-improvement properties manually
 - › Step 4 — Mass supplement: 30 properties at a time
- › Step 5 — Mass update & per-parcel recalculation / audit

Step 1 — Querying Parcels by Group Code & Rating

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GIS-assigned group codes (built from FEMA shapefiles + city limits) identified likely-impacted parcels and drove appraiser iPad assignments. After inspections were complete, those codes became the query anchor in PACS.

1

Query by Group Code

Pulled all parcels flagged with the flood inspection group code — these matched the iPad assignments appraisers worked from in the field.

2

Pull Improvement Segment Comments

Retrieved the F-rating each appraiser entered in the improvement segment comment field (e.g., F2, Shed F4). This was the authoritative source of each property's damage level.

3

Cross-reference & Identify Gaps

Compared queried parcels against the appraiser list to catch any properties that had the group code but were not inspected or had no rating entered.

Step 2 — Data Cleanup & Excel Organization by Rating

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DATA CLEANUP

Remove No-Impact Properties

Eliminated parcels that had the group code but showed no flood damage on inspection — keeping only confirmed-impacted properties.

Standardize Rating Entries

Cleaned up comment field variations (e.g., inconsistent formatting, outbuilding-only notes) into a consistent F1–F4 rating per parcel.

Flag Multi-Improvement Properties

Identified properties with multiple improvement segments needing different ratings (e.g., home is F2 but shed is F4) — pulled aside for manual entry.

EXCEL ORGANIZATION

Sorted by Rating

Organized all clean parcels into groups by F-rating (F1, F2, F3, F4) so supplement batches would share identical reductions.

PID as the Key

Each row identified by Parcel ID — the anchor for mass supplement input. Properties with multi-improvement exceptions were excluded from this sheet.

Batches of ~30

Grouped into batches of ~30 same-rating properties — the working unit for each mass supplement run in PACS.

Reduction Columns

Tracked improvement % reduction, land % reduction, and applicable tax years alongside each PID for reference during entry.

Step 3 — Multi-Improvement Properties: Manual Entry First

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Why These First?

Properties with multiple improvement segments at different ratings couldn't be mass supplemented — each segment needed its own specific reduction. These were handled individually before the mass supplement batches ran, so they were already in supplement and wouldn't be overwritten.

Example Scenario

A residential property has two improvement segments:

- Main home — appraiser rated F2 (50% reduction)
- Detached shed — appraiser rated F4 (100% reduction)

These cannot share a single mass supplement batch. Each segment must receive its own adjustment, applied individually to the correct improvement record.

Manual Entry Process

- 1 Open parcel in PACS and place into supplement
- 2 Navigate to each improvement segment individually
- 3 Apply the correct F-rating adjustment to each segment
- 4 Apply land adjustment (10%, 25/26) to land segment
- 5 Add office permit for F2/F3 segments where applicable
- 6 Recalculate and verify on summary screen before moving on

Step 4 — Mass Supplement: 30 Properties at a Time

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With multi-improvement exceptions already handled, the remaining properties were mass supplemented in batches. Each batch contained ~30 properties sharing the same rating and therefore the same reduction percentages — allowing a single supplement run to place all of them into the certified year.

1

Organize Batch by Rating

Take ~30 same-rating PIDs from the Excel sheet. All properties in a single batch must share identical reduction %s so one supplement run covers all of them.

2

Run Mass Supplement

Use the Mass Supplement function to place all batch PIDs into supplement in the certified year simultaneously. Enter PIDs from the organized Excel list.

3

Mass Update — Add Adjustments

Once in supplement, use Mass Update to apply the flood-specific improvement adjustment and the 10% land adjustment to all properties in the batch at once.

4

Repeat per Batch

Work through each rating group (F1 → F2 → F3 → F4), running a separate supplement + mass update for each. ~30 properties per run keeps the batches manageable.

Adjustment Setup: Created a flood-event-specific improvement adjustment AND land adjustment in the certified year — labeled for this event to enable clean tracking and future audit.

Step 5 — Per-Parcel Recalculation & Audit

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After mass updating each batch, every individual property still required a manual recalculation in supplement. Tedious — but essential. This was the only way to confirm the adjustment applied correctly to each improvement and land segment and catch anything that didn't take as expected.

1

Open Each Parcel in Supplement

Navigate to each property individually after the batch mass update. Do not skip — mass update confirmation alone is not sufficient audit.

2

Recalculate in Supplement

Trigger the recalculation for the parcel in the certified year. This forces PACS to apply the adjustment to the values and surface the updated result.

3

Verify on the Summary Screen

Review the parcel summary screen after recal: confirm the improvement shows the correct reduced value and the land segment reflects the 10% reduction (25/26 only).

4

Catch & Correct Exceptions

Any property where the adjustment didn't apply correctly (wrong segment, wrong year, wrong %) was corrected before moving to the next batch.

End result: a fully audited supplement with every flood parcel verified — adjustments confirmed on both improvement and land

Adjustment Design & Tracking

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FLOOD-SPECIFIC ADJUSTMENTS CREATED

Improvement Adjustment

Created specifically for this flood event — labeled for tracking. Applied as a % reduction to each improvement segment based on F-rating.

Land Adjustment

Separate flood-event land adjustment — 10% reduction applied to all land segments in 25/26 only.

Office Permit (F2 & F3)

Added to flag properties carrying reductions into 26/27. Ensures second-year adjustments are applied and provides an audit trail.

TAX YEAR COVERAGE BY RATING

Rating	Impr. %	25/26	26/27
F1	20%	✓	—
F2	50%	✓	✓
F3	70%	✓	✓
F4	100%	✓	—
Land	10%	✓	—

Thank You

2025 December Flood Response | Skagit County & Whatcom County Assessors

Questions?

Danny • Field Inspection Program | Falon • PACS Administration