

U. S. ARMY ENGINEER DISTRICT, SEATTLE
CORPS OF ENGINEERS
1519 ALASKAN WAY SOUTH
SEATTLE 4, WASHINGTON

ESTIMATE OF LAND VALUES
SKAGIT RIVER FLOOD PLAIN

Pursuant to request contained in Disposition Form, dated 7 March 1962, from Chief, Engineering Division, subject: "Estimate of Land Values, Skagit River Basin", the following is submitted.

1. Discussions of the benefits of a flood control project were held with many local interests in regard to the Skagit River Flood Plain. I estimated the present market value of real estate within the study area. I also estimated the real estate values projected to 20 years, with trends to 50 years, based upon information obtained from economic studies of conditions affecting real estate values.

2. The following informed parties were interviewed. Owners of affected lands, County Assessor, bankers, real estate brokers familiar with the various sectors within the study area, promoters and developers, investors, public and private utility managers, economists, Director of Washington State Census Board, operators of businesses in the study area and many others.

3. Economic growth factors were obtained from the following Washington State Departments: Highway; Fisheries; Commerce and Economic Development, and Agriculture.

Additional figures were obtained from the Managers of Chambers of Commerce, Skagit County Schools, US Weather Bureau, Skagit County Forester, US Bureau of the Census and the Washington State Office of Employment Security.

4. A summary of local informed opinion follows:

Most landowners feel that floods have been increasing in frequency and damage each year and that something should be done about controlling this problem.

Many small parcels of land for building sites have been sold out of the large farm ownerships in the flood plain. Mt. Vernon and Burlington have expanded their city limits out into the flood plain.

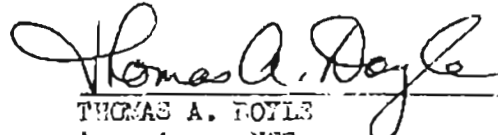
There is plenty of upland east of Mt. Vernon for 20 years' expansion and most of the present development seems to be in this direction. Burlington, however, can only expand into the flood plain and this seems to be what is happening.

There are several local projects in the planning stages which are designed to reclaim lowlands, mud flats and other tidal areas for heavy

industrial use. A flood control project would ^{reduce} ~~include~~ this type of reclamation expenditure as industry would then be desirous of locating on good, stable protected land.

5. Requested estimate of land values is attached.

13 July 1962


THOMAS A. BOYLE
Appraiser, NPS

ESTIMATED REAL ESTATE VALUATION

SKAGIT RIVER FLOOD PLAIN, Tidewater to Sedro Woolley, Skagit and Samish River deltas (Areas 1 and 2) (62,950 acres)

Acres (Hundreds)	Existing Land Value 1962 Classification	FLOOD CONTROL			
		Rate		Total Value, Millions of Dollars	
		With	Without	With	Without
5.8	Burlington, City	-	-	\$26.6	\$26.6
1.8	La Conner, Town	-	-	4.5	4.5
5.1	Mt. Vernon, City (Part)	-	-	50.9	50.9
<u>616.8</u>	Farmland & Imps.	\$700.	\$500.	<u>43.2</u>	<u>30.3</u>
<u>629.5</u>				<u>\$125.2</u>	<u>\$112.8</u>
<u>Forecast of Future Value 20 Yrs. (1982)</u>					
6.4	6.4 Burlington, City	-	-	\$37.0	\$32.0
1.8	1.8 La Conner, Town	-	-	4.0	4.0
7.0	7.0 Mt. Vernon, City (Part)	-	-	68.0	60.0
604.3	614.3 Farmland & Imps.	\$800.	\$600.	55.0	41.9
<u>10.0</u>	Light Industrial	3,500.	-	<u>3.5</u>	-
<u>629.5</u>	<u>629.5</u>			<u>\$167.5</u>	<u>\$137.9</u>
<u>Projected Values based on Trend to 50 Yrs. (2012)</u>					
8.0	7.0 Burlington, City	-	-	\$50.0	\$40.0
1.9	1.9 La Conner, Town	-	-	5.0	5.0
10.0	8.5 Mt. Vernon, City (Part)	-	-	100.0	75.0
584.6	604.6 Farmland & Imps.	\$1,000.	\$750.	58.5	45.3
<u>25.0</u>	<u>7.5</u> Light Industrial	5,000.	2,500.	<u>12.5</u>	<u>1.9</u>
<u>629.5</u>	<u>629.5</u>			<u>\$226.0</u>	<u>\$167.2</u>

Constant current dollar values are used in this report.

No land enhancement values were developed for real estate outside of the study area. A flood control project would enhance land values of property adjoining the affected flood plain.

20-year Value. - There seems to be sufficient vacant and agricultural type real estate located within the city limits of Mt. Vernon and Burlington and within the flood plain to absorb most of the requirements for the next 20 years. Some extension of the city limits into the flood plain will occur and is reflected in the figures above. The Mt. Vernon Industrial Development group has shown many different companies potential locations on the "flats". Many concerns have expressed interest in these locations, then after making detailed investigations, have turned thumbs down. The obvious reason being potential flood loss of a multi-million dollar plant investment. In other words, when it comes to capital outlay, the flood threat stops the development.

With a flood control program in effect, there will be more land converted to light industrial use as there is a "crying need" for new plants to further process local products and natural resources.

Approximate percent of land value increase over 20 years which is directly attributable to:

- a. Flood control 37.8 %.
- b. Required improvements 10.6 %.

50-year Trend. - Assuming the completion of a flood control project, the cities will expand rapidly into the flood plain with residential sections and outlying shopping centers. Projecting a very slow, steady growth in population for the Puget Sound Region, the flats around Mt. Vernon and Burlington will be in great demand as all available coastal uplands will be utilized for residential use near dispersed industrial sites along the coast.

SKAGIT RIVER FLOOD PLAIN, Nookachamps, Clearwater Area,
(Areas 3 and 4) 4,940 acres

<u>Existing Land Value 1962</u>		<u>FLOOD CONTROL</u>			
<u>Acres</u>	<u>Classification</u>	<u>Rate</u>		<u>Total Value</u>	
		<u>With</u>	<u>Without</u>	<u>With</u>	<u>Without</u>
4,940	Farmland & Imps.	\$400.	\$100.	\$1,976,000.	\$494,000.
<u>Forecast of Future Value (20 Yrs. 1982)</u>					
4,940	Farmland & Imps.	\$500.	\$200.	\$2,470,000.	\$988,000.
<u>Projected Values based on Trend to 50 Yrs. (2012)</u>					
4,940	Farmland & Imps.	\$750.	\$350.	\$3,705,000.	\$1,729,000.

There are hundreds of acres of low, wet lands. This, plus brush and uncleared lands, bring the average farmland values down. The area floods more frequently than Areas 1 and 2 and the soil quality and capability is considerably less than in Areas 1 and 2. As the estimates show, the area is well worth saving and will have the greatest percentage increase in land enhancement.

ECONOMIC DATA

a. Population and Employment. - There is a direct relationship between the value of real property and the growth in population. Since land is fixed and the amount of land cannot be increased in response to change in demand, it therefore derives its value from the effective demand for it. Scarcity of land of a particular type in demand will naturally have a higher value. The demand for land is directly an out-growth of population. Increases in land value consequently reflect population growth.

The following tables indicate population trend in the flood plain as compared with Washington State and the United States:

TABLE 1

POPULATION

<u>Year</u>	<u>Total Skagit Co.</u>	<u>Total Skagit Fld Pln</u>	<u>Incl. Part Mt. Vernon</u>	<u>Incl. all Burlington</u>	<u>Incl. all La Conner</u>
1930	35,100	13,000	-	-	-
1940	37,650	15,060	4,278	-	-
1950	43,273	16,293	5,230	2,350	594
1960	51,350	19,403	7,921	2,968	638
1970	68,000	29,000	12,000	3,400	-
1980	90,700	39,000	15,000	4,300	-
1990	120,900	55,000	19,000	-	-
2000	161,200	80,000	24,000	-	-
2012	215,000	110,000	30,000	-	-

TABLE 2

	<u>1940</u>	<u>1950</u>	<u>Increase</u>	<u>Rate per Yr.</u>
United States	132,122,000	151,683,000	14.8%	1.4%
Washington	1,736,191	2,378,963	37.07%	3.2%
Skagit County	37,650	43,273	14.9%	1.4%
Skagit River Fld Pln	15,060	16,293	8.2%	0.8%
Mt. Vernon	4,278	5,230	22.2%	2.0%
Burlington	-	2,350	-	-
La Conner	-	594	-	-

	<u>1950</u>	<u>1960</u>	<u>Increase</u>	<u>Rate per Yr.</u>
United States	151,683,000	180,670,000	19.1%	1.8%
Washington	2,378,963	2,853,214	19.9%	1.9%
Skagit County	43,273	51,350	18.7%	1.8%
Skagit River Fld Pln	16,293	19,403	19.1%	1.8%
Mt. Vernon	5,230	7,921	51.5%	4.7%
Burlington	2,350	2,968	26.3%	2.4%
La Conner	594	638	7.4%	0.7%

The people of Skagit County are predominantly white, American born, with ancestry from the Scandinavian countries, Germany, England and Canada. Statistics show a population with relatively normal age distribution, higher than average education, high income level, and a high standard of living.

The composition of the labor force in Skagit County is quite diverse, as indicated by research of the State of Washington Employment Security Department annual survey of Labor Force and Employment in Anacortes-Mt. Vernon Area. The average annual civilian labor force was 20,750 persons in 1960, the largest sector of which was the private wage and salary group. Self employment and government workers follow in that order. At the time of the research study, the annual average of unemployment stood at 2,250 persons, 10.1% of the county's total labor force, compared with 6.3% unemployed state-wide. There is a fluctuation from a high of 17.2% in February to a low of 5.5% in July. This indicates the extreme seasonal nature of employment in Skagit County, an economic problem, recurring over the past few years.

With the decline of employment in the lumber and wood products industry (41.8%, 1948-1960), it becomes apparent the county has become less dependent upon the lumber industry since 1948, and the increased employment in other industries has compensated for the decline. This change is an indication of the transition of the county's economy from one of raw material utilization to one of more refined and diversified manufacturing. The food processing industry is of major importance in Skagit County's economy. It is closely associated with agricultural and fisheries resources and provides additional employment and income through the processing of products from the region. This industry is the county's most seasonal, with employment peaking in the summer months.

Population projections and the resultant employment projections are based on an increasing growth rate after 1970, when the World War II "baby crop" reaches childbearing age. For the same reason, the population presently has a relatively large percentage of small children. The percentage of young adults and infants will increase by 1980. Migration of the work force is a factor in the present slow, steady population growth. Soon the effects of the growth of the entire Puget Sound region will cause a decrease in the rate of emigration and add impetus to the Skagit County population increase. The projections, then, are based upon the increasing city to county population ratio, the Skagit County-State of Washington trend, and the broad nation-wide shift to the West. The population projections establish a common basis for sizing the various elements of land usage and the resultant future dollar valuations.

b. Agriculture, Soils, Climate, Irrigation and Water Supply. - Until a few years ago, poultry was Skagit County's main agricultural commodity, but dairying now produces the greatest value of product. An important agricultural line added to dairying is "cash crops". The approximate percentage of total "cash crops" in order of dollar valuation

follows:

Peas 51%; Strawberries 23%; Potatoes 9%; Broccoli 6%; Sweet Corn 4%; Cauliflower 3%; Cucumbers, Red Raspberries, Carrots and Blackberries 4%. In recent years, canning and freezing of green peas, berries and other vegetables have become increasingly important. Also, the flood plain is one of two important bulb production centers in Washington.

13% of Skagit County is classified as land in farms, mostly in the Skagit and Samish River Flood Plains.

There are 17,000 acres of Class I lands southwest of Mt. Vernon and northwest of Burlington (above average productivity and high farm income). About 20,000 acres of Class II lands are found west of Burlington and Mt. Vernon (average productivity and above average farm income). Class III land, east of Burlington, includes over 20,000 acres of sloping, rolling bottom lands (fair productivity and average income). Over half of Skagit County is mountainous land all lying east of the flood plain study area.

Skagit County is located in the West Coast Marine climatic region of North America. This region is influenced by mild, moist air flowing in from the Pacific Ocean. Because of mountain barriers and the prevailing winds carrying moist ocean air, the climate is cool, cloudy and damp for most of the year. Lowlands of Skagit County have a climate similar to other parts of the world noted for lumber, pulpwood and dairy products. Upper elevations have heavy rainfall and snowpacks contributing to cyclical flooding conditions in the lowlands.

The western edge of the Skagit Valley lies in the "dry shadow of the Olympic Mountains" and has less rainfall than does most of the Puget Sound region, under 27 inches a year. Sedro Woolley at the eastern edge of the study area receives 46 inches of rainfall per year. Little or no snow falls in the flood plain. Temperature in the "flats" averages 37 degrees in winter and 62 degrees in summer. Lowland farms have six months of frost-free weather or a growing season of 180 days.

Irrigation and commercial fertilizer are required, even on the Class I lands, to obtain high yields. There is more than enough water available for urban, commercial and irrigation use. Existing supply systems have planned programs anticipating future growth. Studies show that eventually most water requirements will have to come from the Skagit River and sufficient supply is available for future growth, at least for the foreseeable future.

c. Timber Resources. - The vast timber resources available in Skagit County currently contribute little to the present economy. Production of sawlogs declined drastically during the past three decades, more so, than the decline state-wide. Demand and price were favorable to expansion but rather than occurring in Western Washington, the expansion took place in Central and Southern Oregon where large stands of easily

accessible virgin timber offered opportunities for lower operating costs. Many of the logs that are produced in Skagit County are shipped elsewhere for further processing. Sawmills, pulpmills and other wood-using industries near Everett and Bellingham utilize many of the logs. Only 50% of Skagit County production is converted to lumber and lumber products within the county. Vertical integration of the industry within the county could improve the economy, and will be developed in the future.

d. Fisheries. - For many years Skagit County packed over 60% of the salmon of the Puget Sound Region. In 1955, the figure was 42% and has been dwindling steadily since. Many have predicted a high level of production and employment in this industry, however, the County has not lived up to these expectations. Several reasons have been cited, principally the depletion of this natural resource. There are several possibilities aside from processing of salmon that could occupy a number of these workers. With little effort, processors could convert their plants to handling countless other products that come from less desirable bottom and scrap fish that abound in Puget Sound waters.

As far as the sports fishery is concerned, there is an increasing number of fishermen attracted to the Skagit each year during the summer salmon runs and the winter steelhead runs. Due to the efforts of the State Department of Fisheries, the take is increasing, advancing the tourist trade throughout the area, particularly during the so-called "off season".

e. Mining and Quarrying. - Skagit County has a good supply of minerals, the most promising being nonmetallic. Presently mining has a very slight effect on the local economy. However, the future looks bright. The new cross-state highway (now under construction) will open up vast new areas making good access available from Marblemount east to Mazama and Okanogan Valley points. The County will then be able to assist by building the required mine-to-market roads connecting with the new cross-state highway, P.S.H. No. 17. The nonmetallic minerals are listed in order of importance: Limestone; talc and soapstone; silica, pure enough for bottle glass manufacture; olivine, used in the manufacture of metallic magnesium; forsterite refractory brick, casting sand, fertilizer, and some industrial uses presently kept as an industry secret; structural clays, sand, gravel and basalt; and coking coal. Other nonmetallic occurrences reported but not evaluated are slate, pumicite, asbestos, diatomite and graphite.

A number of metallic occurrences are known, the commercial value of which has not been fully determined: Low-grade magnetite iron ores; nickel, gold, silver, lead, copper, zinc; chromite-ores, manganese, molybdenite, arsenic and platinum.

As these extractive industries expand, so will the western half of Skagit County as the road pattern funnels the traffic to the Coast through Sedro Woolley, Burlington and Mt. Vernon.

f. Tourism and Recreation. - Tourism may well prove to be the area's greatest resource. It is one that has been developed very little in the county. With the rapid growth of the industry in the State, Skagit County's prospects are bright. Car counts and ferry traffic give an indication of travel growth. Community attempts to get some of the auto traffic stopped for shopping and sight seeing will determine the growth of tourist trade and the benefits to the Skagit Valley. Hunters, fishermen, campers and overnight tourists spend money for equipment, food, lodging, gas and oil in the major communities. The benefit to the communities is great. The more tourist services supplied, the greater benefit to the community in total dollars spent. The buildup of camper, trailer and boat usage in recent years has done much to influence the growth of service businesses in the valley communities.

Analysis of the indicators of tourism shows that the lower Skagit Valley is developing along with the growing tide of tourists. Resort areas for fishing, hunting and particularly boating are expanding rapidly to take advantage of the fast growing industry. In the past, little attention has been given to this sector of the economy. Auto traffic to and from Whidbey Island, Skagit fishing areas, Anacortes and north and southbound over Primary State Highway No. 1 (US Highway No. 99) show steady increases each year (see Exhibit "B").

Canadian traffic has increased greatly over the past few years and will pick up even more rapidly in the future. Projected population growth for southwestern British Columbia is one million additional people during the next two decades. A goodly proportion of these people will increase the traffic count from the north. Projected population growth for the Puget Sound Region is almost one million additional people, during the next two decades, from 1.7 million to 2.65 million.

The effect of the North Cross-State Highway (PSH No. 17) to be completed in the late 1960's will be felt in many sectors of the Skagit County economy. The City Light tourist promotion of its river trips each summer in the upper Skagit beneficially affects the tourist services in the lower valley.

g. Industrial and Commercial Potential. - Skagit County has available numerous commercial and industrial building sites in varying acreages up to 8000-acre plots of ground. Except for the Bayview Airport owned by the County and Port of Anacortes sites, these properties are in private hands and generally undeveloped. The land topography varies from flat to hilly and rolling. In many instances flooding and drainage is a problem, the degree varying from one location to another. A similar condition relating to depths to bedrock also exists.

Ordinarily water and electrical power are available, generally in sufficient quantities. Transportation facilities are good, with two major rail lines serving the study area. Great Northern Railroad is particularly concerned with expanding their facilities in the area and have indicated

they are willing to extend spur lines and sidings into many of the sections of Western Skagit County as it appears feasible.

Special mention should be made of the deep port facilities of Anacortes and the potential for large industrial development in this area. Anacortes is reputed to have one of the finest deep water harbors in the state. The average minimum depth of Guemes Channel is 35', ranging upwards to 60' - 70'. Adequate docking facilities are available with the Port of Anacortes. This fine harbor has excellent prospect for unlimited future development. As it grows, so will the economy of Skagit County.

East of Anacortes at Padilla Bay and the Swinomish Slough Areas is a large area (8,000 acres) of tidelands that once supported a major oyster raising industry. Pollution from wastes from pulp mills is said to have eliminated this industry as a factor in the local economy. These tidelands are covered by 1-1/2' to 2' of water at mean tide. It is feasible, through a program of land reclamation, to create an industrial park area on these lands. Prospective sites in this area would have access to a 60' channel, as well as rail facilities. This area presents outstanding prospects for developing into one of the most attractive industrial site areas in the state and would add a shot-in-the-arm currently needed to stimulate the economy of Skagit County.

Retail businesses have a freight rate advantage in Seattle to Mt. Vernon, Class 100 rates based on an average shipment of 377 lbs. This is one factor in the consistently high retail sales record of Mt. Vernon.

TABLE 3

	<u>Truck rates/cwt</u>
Mt. Vernon	\$1.42
Marysville	1.42
Burlington	1.42
Sedro Woolley	1.42
Anacortes	1.59
Bellingham	1.76
Arlington	1.79
Oak Harbor	1.82

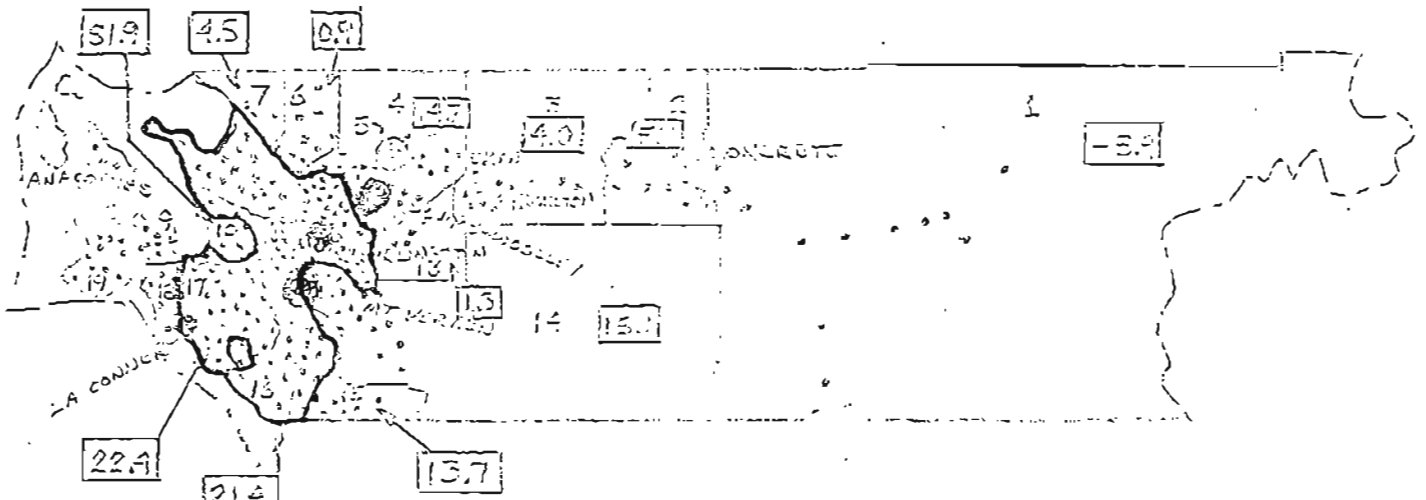
In addition, the road pattern, population distribution and excellent business management contributes to the great merchandising successes of the Mt. Vernon retailers. Retail sales per capita are four times higher than in Seattle, year after year. This amount of activity in one of the cities in the Flood Plain contributes immensely towards a growing economy. Burlington also has a high ratio of sales per capita and has the same ratio of sales per square foot of floor space as does Mt. Vernon.

SUMMARY OF SKAGIT COUNTY PROBLEMS AFFECTING FUTURE GROWTH

1. Irregularity of employment and income stemming from dependence on seasonal agricultural, food processing, and fisheries resources.
2. Geographic location which prohibits attracting distributing industries.
3. Inability to land green dimension lumber on the US East Coast at competitive prices because of high ocean freight rates and subsequent decline of lumber industry.
4. Potential flood threat limits expenditure of capital investment for new construction and expansion.
5. Heavy siltation at the mouth of the Skagit River prevents navigation of moderate size commercial vessels to Mt. Vernon, and of course, no commercial vessels run to Marblemount.
6. Decline of fish packing industry.
7. There is a common understanding of the problem of economic development but lack of agreement as to what to do and how to do it.
8. Unenlightened leadership in the upper echelons of city and county governments in regard to economic development.
9. Lack of population.
10. Lack of risk capital for development and expansion of industry.
11. Suitable industrial sites have not been developed due to lack of flood control development.
12. No roadways in the upper Skagit River area to transport minerals and timber to market.
13. 50% of all sawlogs are shipped out of the county for further processing. There is only one pulp mill and there are no paper conversion plants in the county.

SECTORS OF THE ECONOMY HAVING BENEFICIAL EFFECT ON FUTURE GROWTH.

1. North Cross-State Highway.
2. Many exploitable natural resources.
3. Competitive local freight rates between Mt. Vernon and Seattle.
4. Activities of the Skagit County Development Association is attempting to attract new industry and helping existing industry to expand.
5. Recent emergence of interest in planning by towns, cities and the county.
6. Diversification of industry replacing loss to the communities from slow-down of Lumber products industry.
7. Initiative on the part of businessmen to develop and promote their communities in a progressive manner.
8. Road patterns with focal point in Burlington-Mt. Vernon area.
9. Rapid growth of S.W. British Columbia.
10. Rapid growth of Puget Sound Region.
11. Water supply from Skagit River sufficient for projected future industrial expansion.
12. Tourism.
13. Retailing centers located in valley lowlands.



SKAGIT COUNTY CENSUS DIVISIONS - - - -

- #11 - East of CCD #10. — 5.8
- #12 - N. E. of Burlington — 32.7

LEGEND

- 100 People
- 1,000 People
- 5,000 People
- 10,000 People

Symbols used on this map are three-dimensional. The number of people represented by each symbol is proportional to its volume.

- 5.8 = 1950 - 1960 % CHANGE
- 26.8 → Burlington
- 51.8 → Mount Vernon
- 12.2 → Sedro Wooley
- 21.6 → Anacortes

Ferry	Average Daily Traffic Volume										
	1952	1953	1954	1955	1956	1957	1958	1959	1960	1961	
Anacortes-San Juan	167	171	150	187	199	199	203	210	236	246	
Anacortes-Sidney (seasonal)	122	98	128	123	136	137	192	153	*117	*113	
TOTAL	289	269	308	310	335	336	395	372	353	359	
	* Year 'round average.								390**	470**	
	** Adjusted to seasonal average to show trend.										

Canada Border Crossings

Point Roberts	427	402	425	552	566	619	739	911	1018	1030
Blaine	2117	2710	2604	2675	2787	3094	3261	3621	3929	4008
Lynden	215	236	259	293	357	293	325	328	362	361
Sumas	663	773	715	731	752	779	854	809	956	1011
TOTAL	3752	4151	4033	4254	4192	4785	5179	5769	6265	6416

Date RTR No.	Location	Average Daily Traffic Volume								
		1954	1955	1956	1957	1958	1959	1960	1961	
PSM 1	Jct. SSM-Y N. Leg		7100			8100	8500	7800	9,200	
1	Mt. Vernon SOL			6400	7600	7500	8200	8500	10,000	
1	Mt. Vernon NCL				7100	7000			7,900	
1	Chuckanut Dr. N. Leg		5000	4900		5700	6200	7400		8,000
1	Skagit-Whatcom County			5600	5900	5700	6500			
1-AN	NCL Mt. Vernon				5600			5700	6,100	
1-AN	Swinomish Bridge		3850	5400	4500	5300	6200	6000	6000	6,200
1-D	Jct. PSM-1-ANA. BRANCH					3000	3050	4000	4,100	

F.F.D. No. 1, Water District, Orange County

Water Meters - - Residential

City and Rural - (Coincides with Study Area, Approx.)

<u>Year</u>	<u>Mt. Vernon</u>	<u>Percent Increase</u>	<u>Burlington</u>	<u>Percent Increase</u>
1955	3427		1136	
1956	3558	3.8	1203	5.9
1957	3664	2.9	1279	6.3
1958	3764	2.7	1344	5.1
1959	3858	2.5	1420	5.6
1960	3927	1.8	1475	3.9
1961	3981	1.4	1502	1.8

1962 53,100

*of which private -
 are in "meters" -
 independent -*

County and Census County Division	1940	1950	'40 - '50 Increase	1960	'50 - '60 Increase
SKAGIT COUNTY	37,650	43,273	5,623	51,350	8,077
Division 1		1,584		1,490	(-) 94
Concrete, Town (pt)		71		62	(-) 9
Division 2		1,369		1,441	72
<u>1</u> /Concrete, Town (pt)		689		778	89
Division 3		1,580		1,643	63
Hamilton, Town	229	294	65	271	(-) 23
Lyman, Town	376	378	2	400	22
Division 4		2,294		2,632	338
<u>5</u> /Division 5		2,478		1,943	(-) 535
Division 6		782		789	7
Division 7		1,765		1,845	80
Division 8		227		265	38
Division 9		725		777	52
Division 10		520		738	218
Division 11		1,637		1,732	95
<u>3</u> /Burlington, City (pt)	INCL.	85		163	78
Division 12		4,015		5,329	1,314
<u>3</u> /Burlington, City (pt)	1,632	2,265		2,805	540
Division 13		1,189		1,204	15
Division 14		1,632		1,878	246
Division 15		1,441		1,639	198
Division 16		959		1,164	205
Division 17		2,517		3,081	564
La Conner, Town	624	594	(-) 30	638	44
Division 18		437		532	95
Division 19		674		1,188	514
Anacortes, City	5,875	6,919	1,044	8,414	8/1,495
<u>4</u> /Mount Vernon, City	4,278	5,230	1,052	7,921	6/2,691
<u>2</u> /Sedro Woolley, City	2,954	3,299	345	3,705	7/ 406

- 1/ Part of Division 2 annexed to Concrete town.
2/ Part of Division 4 annexed to Sedro Woolley City.
3/ Parts of Divisions 11 and 12 annexed to Burlington City.
4/ Parts of Divisions 11,13,14,16 and 17 annexed to Mt. Vernon City.
5/ Northern State Hospital
6/ 1,095 Increase in 1950 area, 1,596 in annexed area.
7/ 280 Increase in 1950 area, 126 in annexed area.
8/ No annexations.