Duvall and Environs
Area: 070

Area Information for Assessment Roll

Obtained from epodunk.com

King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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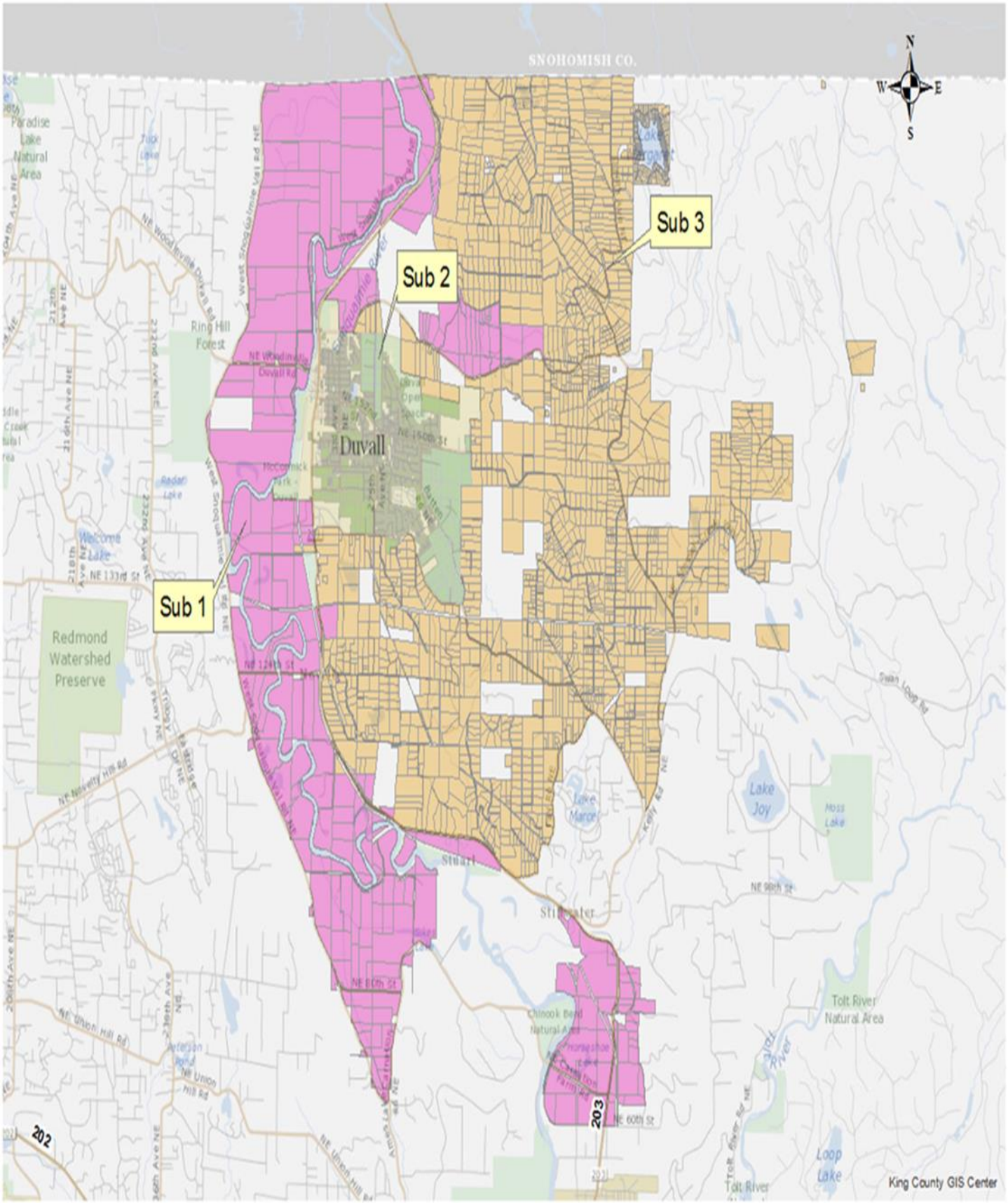
Area 070 - Overview Map



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Area Information
Area 070 – Duvall and Environs

Area 70 is located in east King County encompassing the City of Duvall. Unincorporated portions of Area 70 include the northern portion of the Lower Snoqualmie Valley from north of Carnation to the King-Snohomish County Line, Cherry Valley, Lake Margaret and the rural neighborhoods located off of Mountain View Road and Stossel Creek Road. Area 70 is split into 3 Sub Areas. Subarea 1 is the northern portion of the lower Snoqualmie Valley and Cherry Valley. Sub Area 1 is primarily an agricultural area. Subarea 2 is the urban growth boundary of the City of Duvall. Subarea 3 is the rural areas primarily south and east of the City of Duvall.

- **Sub Area 1** is significantly impacted by flooding from the Snoqualmie River and its tributaries. Development restrictions associated with the Shoreline Management Act, flooding issues, channel migration hazards among other impacts affect riverfront parcels. Sub Area 1 is primarily agricultural with low density A35 zoning allowing one building site per 35 acres.

- **Sub Area 2** includes all parcels within the city limits of Duvall.

- **Sub Area 3** includes Lake Margaret, a small lake community, located approximately 5 miles north east of Duvall. There are 98 waterfront parcels on Lake Margaret. The area views included Cascade Mountains and territorial views. Sub Area 3 is zoned primarily RA5 allowing one building site for every 5 acres.

Area 070 Housing Profile

Grade 4/ Year Built 1970/ Total Living Area 1000

Grade 5/ Year Built 2005/ Total Living Area 540

Grade 6/ Year Built 1944/ Total Living Area 1830

Grade 7/ Year Built 1975/ Total Living Area 1270

Grade 8/ Year Built 2003/ Total Living Area 3020

Grade 9/ Year Built 1987/ Total Living Area 3290

Area 070 Housing Profile ...continued

Grade 10/ Year Built 2008/Total Living Area 3680

Grade 11/ Year Built 2008/ Total Living Area 4,160

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration.
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain.
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.