Skykomish

Area: 090

Area Information for Assessment Roll

King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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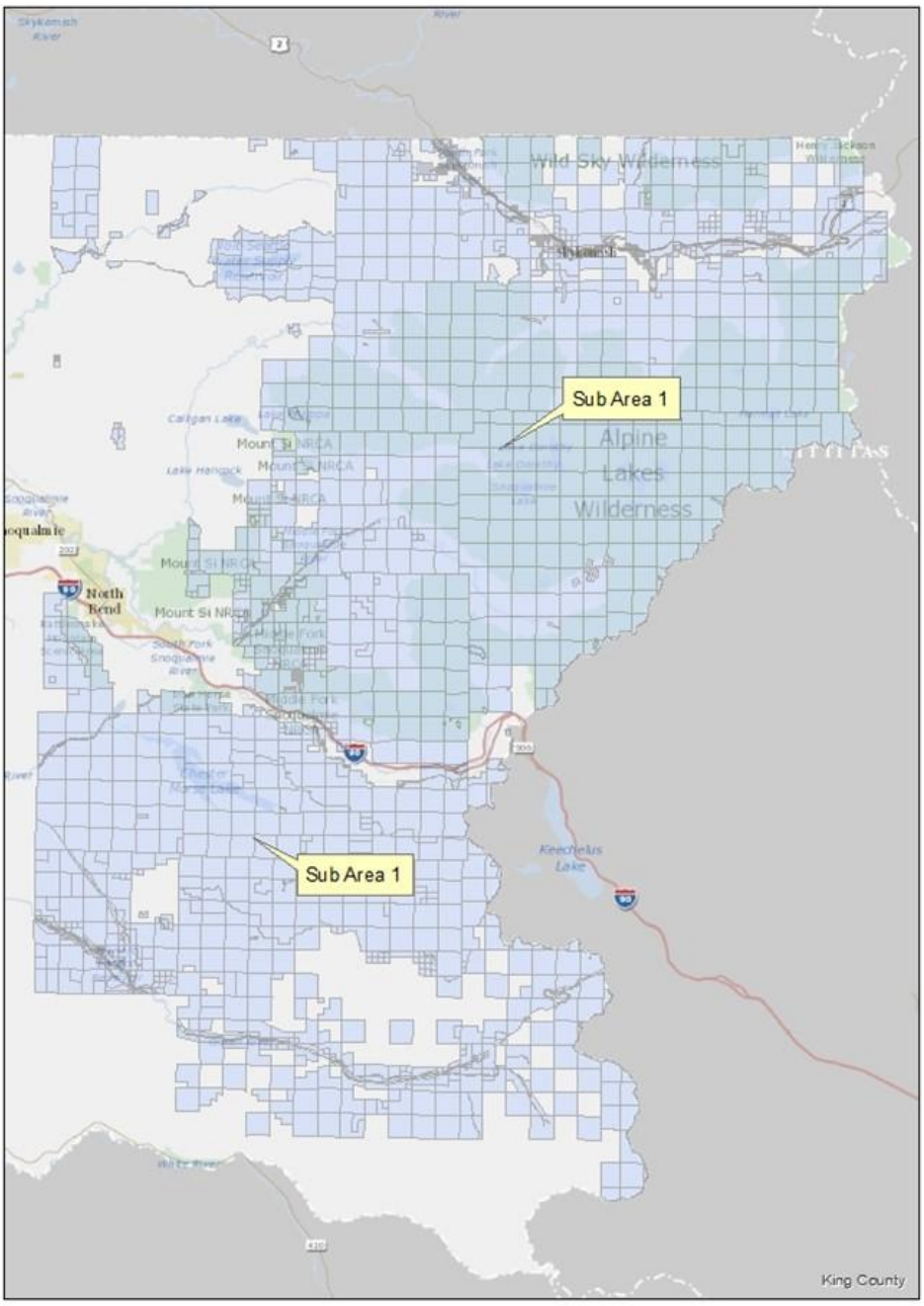
Area 090 - Overview Map



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Area Information
Area 090 – Alpental/ Skykomish

Name or Designation

Area 090 - Skykomish

Boundaries

Area 90 is bounded to the north by the King-Snohomish County line, to the east by the King-Chelan and King-Kittitas County lines, to the south by the township 20-8, 20-9, 20-10, 20-11, 20-12 and 20-13 which run along the King-Pierce County line, and to the west by the Snoqualmie Valley.

Maps

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King Street Center.

Area Description

Skykomish, located in the northeast corner of King County along Highway 2 and Interstate 90, sits in the heart of the Cascade Mountain Range and Mount Baker-Snoqualmie National Forest. This small historic railroad town serves as a gateway to year-round outdoor adventures such as hiking, fishing, rafting, and skiing. It is particularly renowned for its easy access to Stevens Pass Ski Resort and the Skykomish River.

The area is designated as sub-area 90-1, which includes properties along Highway 2 stretching from Baring to Stevens Pass. It is further divided into two neighborhoods: 90-1-1 encompasses the town of Skykomish, the only incorporated municipality in Area 90, while 90-1-0 consists of the surrounding unincorporated communities, including Baring, Grotto, and Scenic.

Nearly half of the properties in Area 90 are situated on or near waterfronts, offering scenic views and access to water-related activities. However, development in these locations faces challenges due to floodplain and floodway regulations, as well as restrictions imposed by the Critical Areas Ordinance. Many of these sites remain undeveloped but still serve as valuable recreational spaces. A significant portion of improved properties in the region are seasonal cabins or vacation homes, drawing visitors year-round. Their proximity to ski areas and Sno-Parks enhances their appeal, supporting both winter recreation and summer leisure.

Area 090 Housing Profile

Grade 4/ Year built 1980/ Total Living Area 480

Grade 5/ Year Built 1964/ Total Living Area 690

Grade 6/ Year built 2006/ Total Living Area 660

Grade 7/ Year built 2017/ Total Living Area 1,570

Grade 8/ Year Built 2014/ Total Living Area 2,740sf.

Grade 9/ Year built 2005/ Total Living Area 2,570

Area 090 Housing Profile

Grade 10/ Year built 2000/ Total Living Area 2,480

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.