Carnation/ Fall City/ Snoqualmie
Area: 094

Area Information for Assessment Roll

Photo courtesy of Ron Guidry

King County

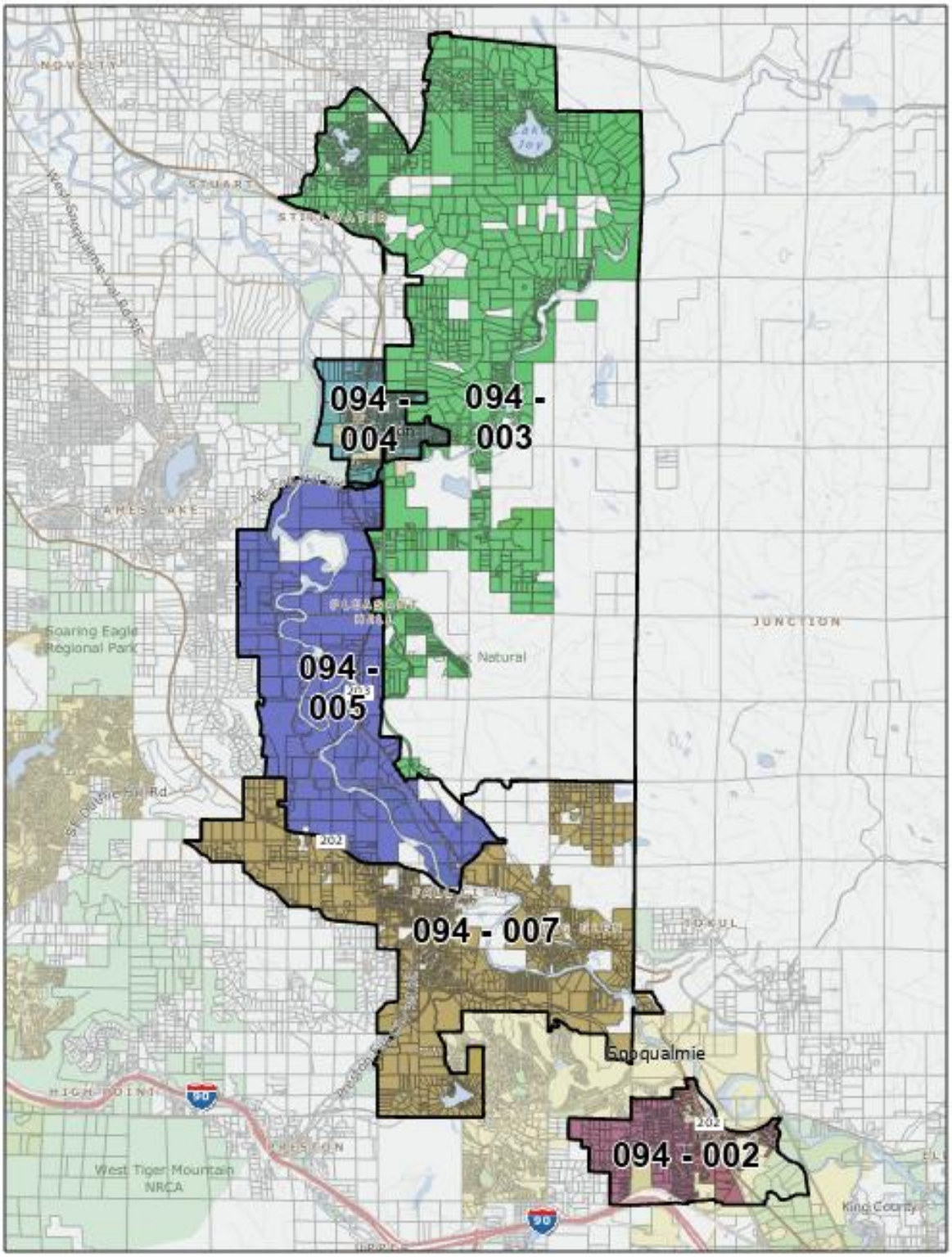
Department of Assessments

Setting values, serving the community, and pursuing excellence

KSC-AS 0708
201 S. Jackson St
Seattle, WA 98104

OFFICE (206) 296-7300 FAX (206) 296-0595
Email: assessor.info@kingcounty.gov
http://www.kingcounty.gov/assessor/

Area 094 - Overview Map



All maps in this document are subject to the following disclaimer: The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County

Area Information
Area 094 – Carnation/ Fall City/ Snoqualmie

Area Description

Area 94 is located in east King County encompassing the City of Carnation, unincorporated Fall City, and the City of Snoqualmie. The area follows the Snoqualmie River Valley and the areas surrounding Lake Marcel and Lake Joy. Outside the urbanized areas of Fall City and Carnation, Area 94 is defined topographically by the Snoqualmie River, the Tolt River, and the elevated areas surrounding them. Naturally, then, water and slopes are significant features of this area and can benefit properties in the form of water access and views but also can hinder properties in the form of flooding and development constraints.

Area 94 is divided into five sub-areas.

- **Area 94-2** is the Eastern most portion of Area 94, and encompasses the City of Snoqualmie and the surrounding unincorporated area.
- **Area 94-3** is the unincorporated non-agricultural area surrounding the City of Carnation.
- **Area 94-4** is within the City of Carnation boundary.
- **Area 94-5** is the lower valley that is zoned for agricultural use.
- **Area 94-7** is Fall City and the surrounding area.

Area 094 Housing Profile

Grade 5/ Year Built 1925/ Total Living Area 900 sq. ft.

Grade 6/ Year Built 1964/ Total Living Area 1,220 sq. ft.

Grade 7/ Year Built 2014/ Total Living Area 1,400 sq. ft.

Grade 8/ Year Built 1999/ Total Living Area 2,280 sq. ft.

Grade 9/ Year Built 1981/ Total Living Area 3,440 sq. ft.

Grade 10/ Year Built 2006/ Total Living Area 3,610 sq. ft.

Area 094 Housing Profile ...continued

Grade 11/ Year Built 2008/ Total Living Area 5,220 sq. ft.

Grade 12/ Year Built 1999/ Total Living Area 5,350 sq. ft

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.