City of Enumclaw

Area: 041

Area Information

King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

201 S. Jackson St, KSC-AS 0708

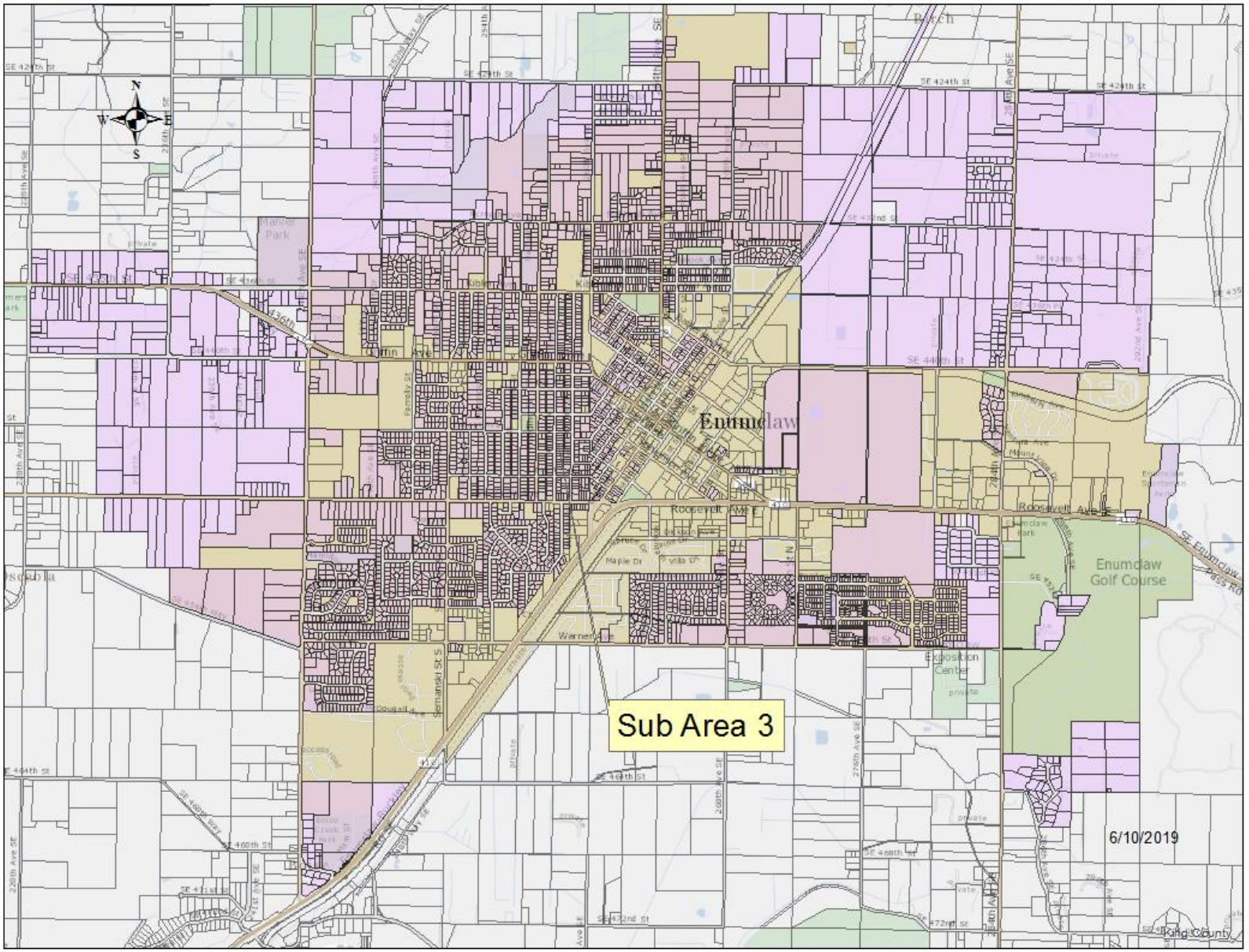
Seattle, WA 98104

OFFICE (206) 296-7300 FAX (206) 296-0595

Email: assessor.info@kingcounty.gov

http://www.kingcounty.gov/assessor/

Area 041 – 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 041 – City of Enumclaw

The City of Enumclaw, located on the Enumclaw Plateau was incorporated in 1913, and boasts many well-cared-for homes built as early as 1900. Enumclaw is roughly forty minutes east of Tacoma and over one-hour southeast of Seattle. It is accessed by Highway 169 from the north, Highway 164 from the northwest, and Highway 410 from east to west through the town. Area 41 comprises all residential properties within the Enumclaw City limits and includes portions of surrounding unincorporated King County. Services such as police, fire, hospital, schools, grocery stores, restaurants, and other small business activities are available within the city limits.

The parcels located in unincorporated King County are primarily acreage in nature with more restrictive zoning than those within the city limits. Improved lot sizes in Area 41 generally range from less than 3500 square feet to just over 155 acres. The primary view characteristics are of Mt. Rainier and the Cascade foothills. Newaukum Creek runs across the northwestern portion of the area, with Boise Creek at the southwestern portion. Environmental and Critical Area restrictions include wetlands, streams, topography, easements, and one-hundred-year floodplain.

There is a rich diversity of homes within the City of Enumclaw built from 1900 to the present, with over 500 of the City's homes built prior to 1930. Homes in the area are predominately owner-occupied and well-cared for. The quality of construction ranges from grade 4 homes to grade 11 homes. Homes grades 6-8 are most prevalent in the area, with an overwhelming majority being average quality, grade 7.

Greater than 40% of the homes in the area have been built from 1990 to the present. A large portion of this construction took place between the years 1990 to 1995, when approximately 880 single-family residences were built. This rapid development led to shortages of water and sewer availability. In response, the city implemented a water moratorium in April 1995. Development of new plats and single-family residences dropped dramatically. The City of Enumclaw built a new wastewater treatment plant which was completed in November 2008. The moratorium that formerly limited new construction was officially lifted on January 6, 2009.

Area 041 Housing Profile

Grade 4/ Year Built 1919/ Total Living Area 480

Grade 5/ Year Built 1910/ Total Living Area 780

Grade 6/ Year Built 1910/ Total Living Area 960

Grade 7/ Year Built 1997/ Total Living Area 1850

Grade 8/ Year Built 2004/ Total Living Area 2850

Grade 9/ Year Built 1996/ Total Living Area 3640

Area 041 Housing Profile

Grade 10/ Year Built 1991/ Total Living Area 3690

Grade 11/ Year Built 1903/ Total Living Area 6310

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.