

City of Enumclaw

Area: 041

Area Information for 2021 Assessment Roll



King County

Department of Assessments

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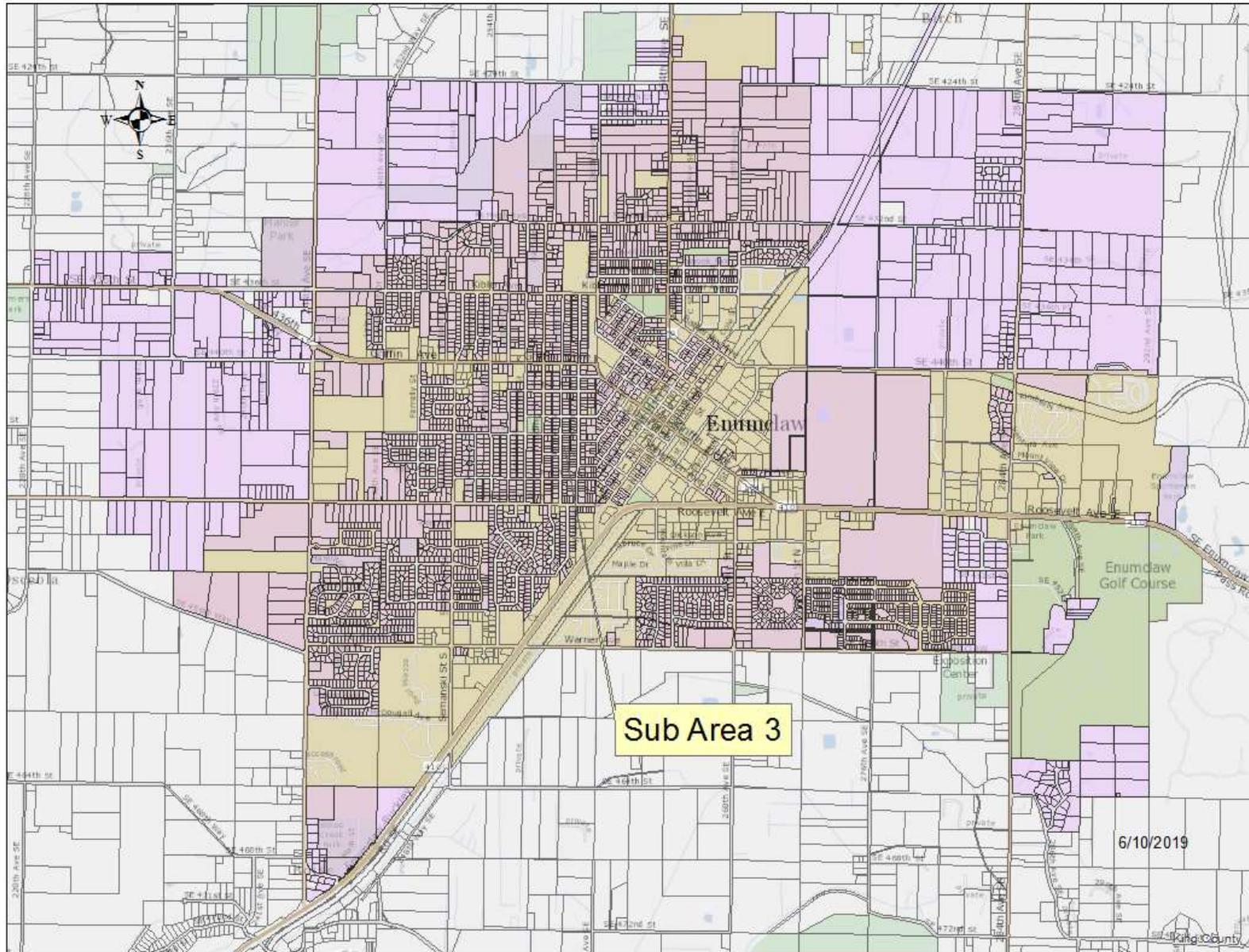
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Area 041 - Overview Map



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Department of Assessments

Area Information

Area 041 – City of Enumclaw

The Enumclaw Plateau, on which the city resides, was formed by a volcanic mudflow from Mount Rainier approximately 5,700 years ago. The City was homesteaded in the late 1800's, incorporated in 1913 and boasts many well cared for homes built as early as 1900. The United States Census Bureau estimates the population of Enumclaw to be 12,190 as of July 2019. 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 is largely made up of all residential properties within the Enumclaw City limits but also 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, stream, topography, easements and one hundred year flood plain.

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 of 1990 to 1995, when approximately 880 single family residences were built. This rapid development led to shortages with 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...continued



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.