

Alpental/ 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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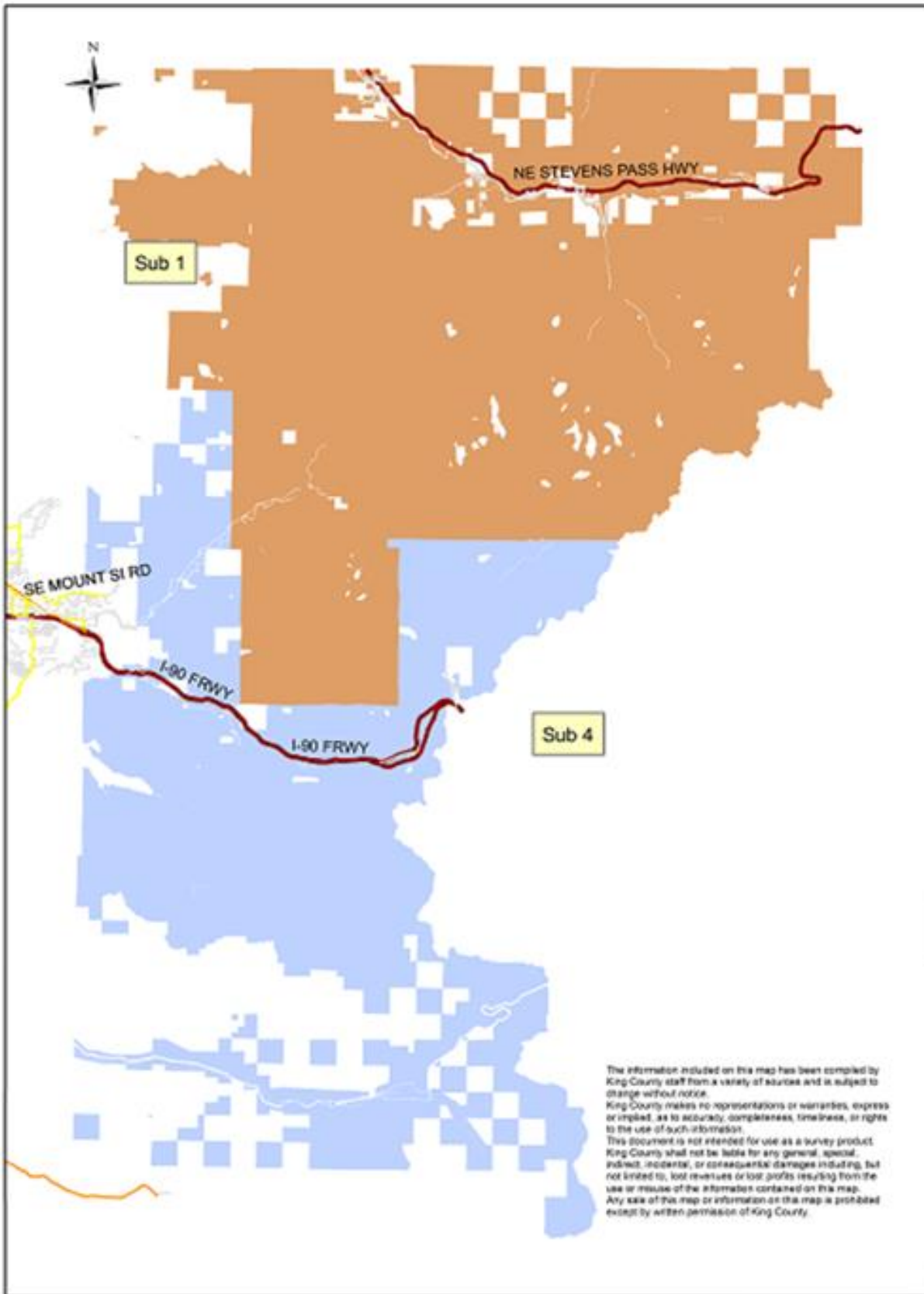
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Area 090 - Overview Map



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Area Information

Area 090 – Alpentel/ Skykomish

Name or Designation

Area 090 - Skykomish & Alpentel

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

Area 90 is located along the eastern stretches of Highway 2 and Interstate 90 in King County. Much of Area 90 is federal forest land, including the Alpine Lakes Wilderness Area. The Area is split into two sub-areas, 90-1 and 90-4. Area 90-1 includes the properties along Highway 2 from Baring to Stevens pass. The Town of Skykomish is the only incorporated municipality in Area 90-1. Baring, Grotto, and Scenic communities, though not incorporated, are also located in Area 90-1. Area 90-4 includes properties mainly along Interstate 90 from just east of North Bend to Snoqualmie Pass. There are no incorporated municipalities in Area 90-4, but it does include the plat of Alpentel.

Approximately 50% of properties in Area 90 are located on the waterfront or have waterfront access. Due to locations in floodplains or floodways and related development issues, including but not limited to The Critical Areas Ordinance, many of these properties are not buildable or have severe restrictions on development. Sites that cannot be developed still retain utility as recreational sites. A significant percentage of improved properties in these areas are seasonal use cabins or vacation homes. The proximity to Ski Areas and Sno-Parks affords the use of many of these properties for winter recreation and summer uses.

Area 090 Housing Profile



Grade 4 / Year Built 1970/ Total Living Area 660



Grade 5/ Year Built 1971/ Total Living Area 970



Grade 6/ Year Built 1981/ Total Living Area 1,150sf



Grade 7/ Year Built 2003/ Total Living Area 1,460sf



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



Grade 9/ Year Built 1967/ Total Living Area 4,330sf.

Area 090 Housing Profile



Grade 10/ Year Built 1981/ Total Living Area 3,630sf.

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.