

Enumclaw Plateau

Area: 040

Area Information



Photo courtesy: Tim Moss



King County

Department of Assessments

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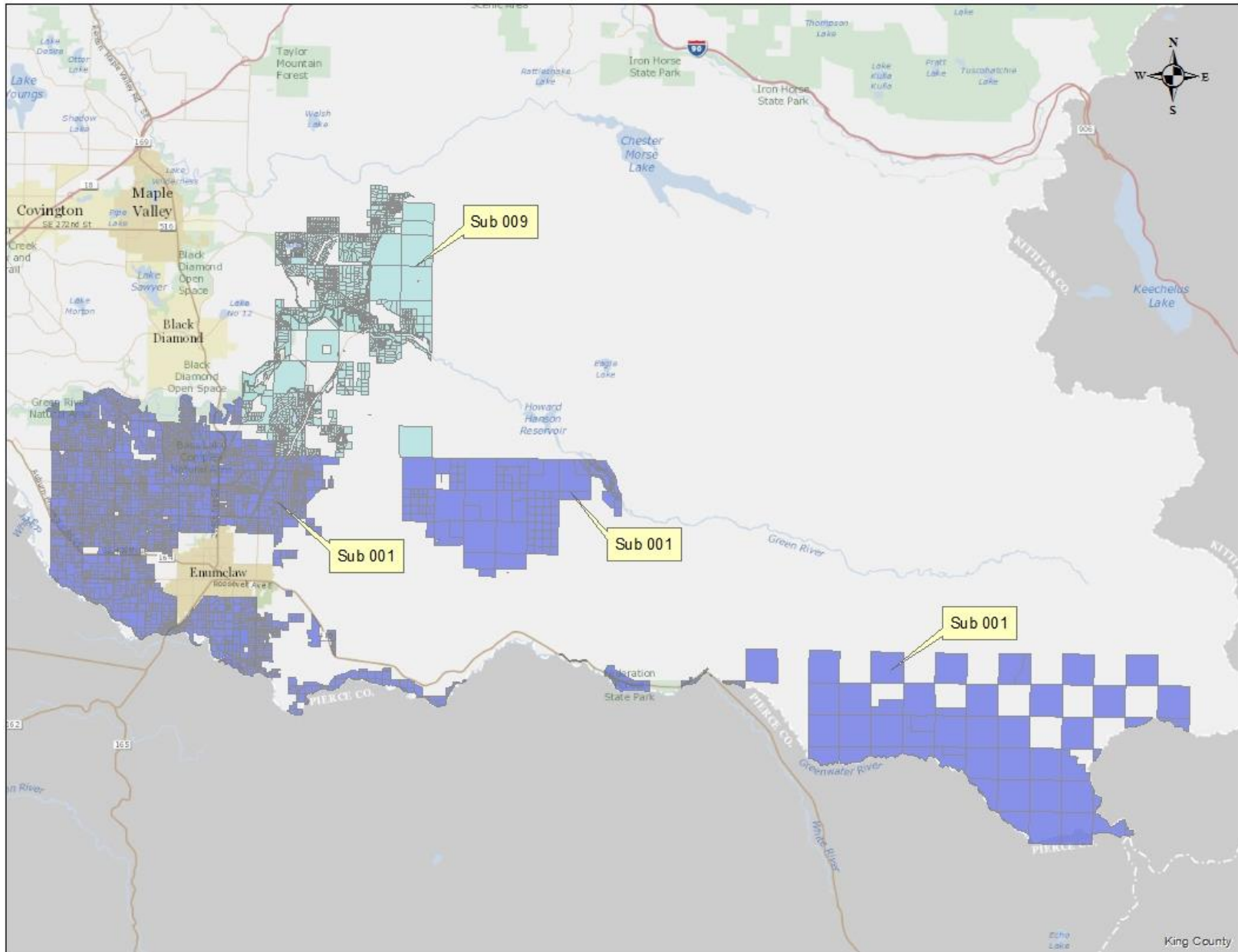
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Area 040 - Overview Map



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Area Information

Area 040 – Enumclaw Plateau

Name or Designation

Area 040 - Enumclaw Plateau

Boundaries

Area 40 encompasses a very large geographic area of approximately 77,000 acres that starts at the town of Selleck then continues southerly east of Black Diamond across the Green River, then borders the river west to 180th Ave. SE, then south along 180th Ave. SE to the King/Pierce county line. The eastern boundary is in the lower Cascade foothills area and along the White River east to the town of Greenwater.

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 County Administration Building.

Area Description

Area 40 is a very large and diverse area comprised of heterogeneous properties on rural acreage. There are 6,344 parcels, with 28% vacant and 72% improved with a single-family residence, accessory, or a mobile home. The vacant parcels range from small building lots to land tracts over 715 acres. Many of these large tracts are owned by tax exempt federal, state or local jurisdictions. The whole area is in unincorporated King County and is serviced predominantly by Enumclaw school district. One exception is the Lake Retreat area which is serviced by the Tahoma school district.

Geographically, the area varies greatly and has many small lakes and ponds as well as two major water courses, the Green River and the White River along with numerous streams throughout the area. A considerable number of parcels are impacted by environmental restrictions such as wetlands, topography, erosion hazards, and streams. Some properties are serviced by small community water districts, but most improved properties obtain water from private sources, such as wells or gravity systems from springs. There are no public sewers available in the area.

Sub Area 9 includes the eastern portion of Ravensdale and a small town known as Selleck, which lies in the foothills of the Cascades. To the south lies Lake Retreat and Lake Umek, where non-motorized boats are enjoyed by residents. Kanaskat Palmer State Park, a 320 acre State Park, borders the Green River Gorge and is easily accessible by the local residents. Further south is Sub Area 1 which borders the Pierce County line. Sub Area 1 is known for its developed farming district, which is mostly the level part of the plateau. This area shows evidence of continued agricultural use with many horse farms, dairies and leisure farms where cleared open pasture is available. This continued use is further supported by the fact that over 1,000 parcels are in some form of "Current Use Designation" and receive a tax exemption. Many of the properties have numerous accessories on site.

Properties tend to have good to excellent views of Mt. Rainier. Overall, the area is heterogenous in nature with housing made up of a variety of qualities, ages and lot sizes. With a majority of the area

comprised of lower density zoning such as RA5 (5 acre minimum lot size), RA10 (10 acre minimum lot size), A10 (Agriculture use-10 acre minimum) and A35 (Agriculture use-35 acre minimum) high density development has been restricted and many acreage properties have maintained and preserved their rural character.

Area 040 Housing Profile



Grade 3 / Year Built 1933 / Total Living Area 530



Grade 4 / Year Built 1925 / Total Living Area 620



Grade 5 / Year Built 1958 / Total Living Area 1,290



Grade 6 / Year Built 1929 / Total Living Area 1,560



Grade 7 / Year Built 2014 / Total Living Area 2,190



Grade 8 / Year Built 2002 / Total Living Area 2,230

Area 040 Housing Profile ...continued



Grade 9 / Year Built 2018 / Total Living Area 2,260



Grade 10 / Year Built 2016 / Total Living Area 3,210



Grade 11 / Year Built 2015 / Total Living Area 3,040



Grade 12 / Year Built 2007 / Total Living Area 8,220



Grade 13 / Year Built 2005 / Total Living Area 9,990

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.