

Carnation/ Fall City

Area: 094

Area Information for Assessment Roll



Photo courtesy of Ron Guidry



King County

Department of Assessments

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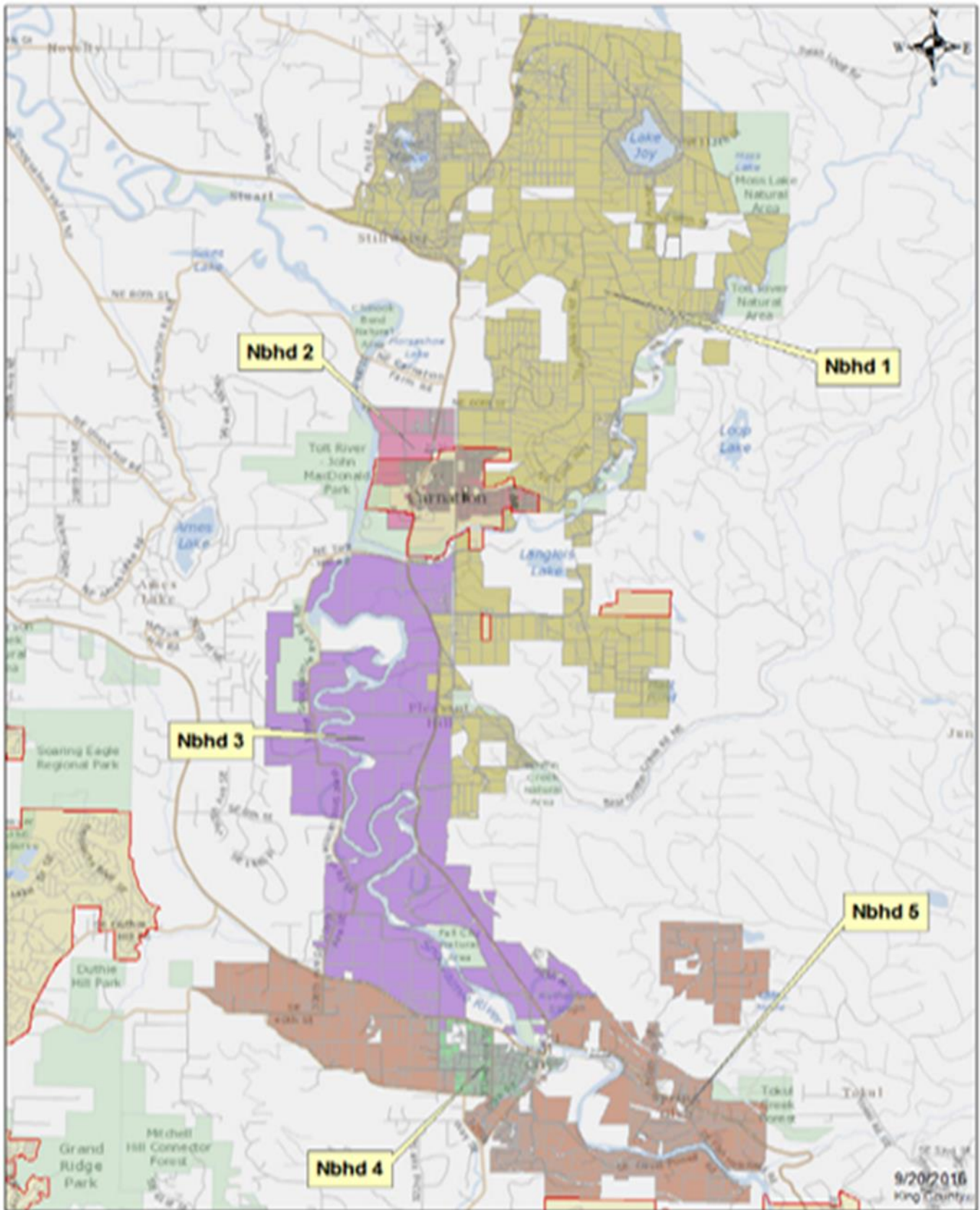
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Area 094 - Overview Map



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Area Information

Area 094 – Carnation/ Fall City

Area Description

Area 94 is located in east King County encompassing the City of Carnation and unincorporated Fall City. The area follows the Snoqualmie River Valley from the base of Snoqualmie Falls north to the areas surrounding Lake Marcel and Lake Joy.

Area 94 is divided into four sub-areas and five neighborhoods. Sub-area 3 (neighborhood 1) is the unincorporated non-agricultural area surrounding the City of Carnation. Sub-area 4 (neighborhood 2) is within the City of Carnation boundary. Sub-area 5 (neighborhood 3) is the lower valley that is zoned for agricultural use. Sub-area 7 (neighborhoods 4 and 5) is Fall City and the surrounding area. Neighborhood 4 includes the areas located within the urban growth boundary and neighborhood 5 is the area located outside of the urban growth boundary.

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 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.