

Vashon Island

Area: 100

Area Information for Assessment Roll



King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

201 S. Jackson St, KSC-AS 0708

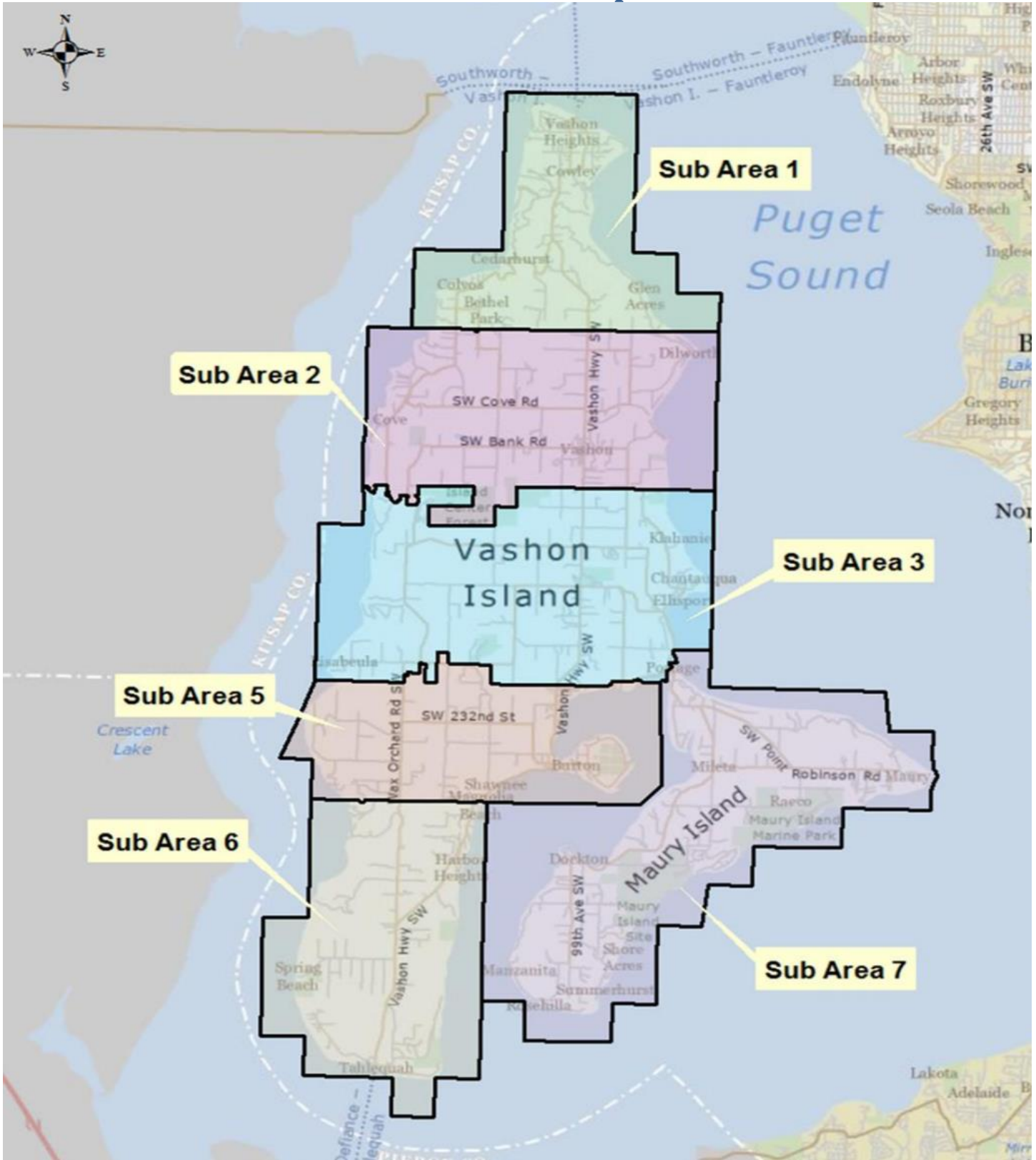
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Area 100 Map



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Area 100 Information

Name or Designation

Area 100 - Vashon Island

Boundaries

Vashon-Maury Island is bounded on all sides by Puget Sound.

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 100 is an island located in the southwest portion of King County in Puget Sound. It is approximately 15 miles long by a maximum of 8 miles wide. Access is via Washington State ferries, with a terminal at the north end connecting Vashon to Seattle and to the Kitsap Peninsula, and a terminal at the south end connecting Vashon to Tacoma.

Among the qualities that attract buyers to Vashon Island are Puget Sound waterfront, views of Puget Sound, Mt. Rainier, and territorial views are also a premium. The main shopping area is in the town of Vashon located near the north end of the island. No other towns or shopping areas exist on Vashon except for a small area near Burton, which has a gas station, restaurant, and small general store. Privacy and solitude are important to islanders

Located near the town of Vashon are a few newer platted, homogenous neighborhoods. These are the exceptions to the overall feel of Vashon. House quality and style vary greatly over the island and range from small, low-grade (grade 2-4) cabins on the water to larger, higher-quality homes. The majority of the houses are mid-range (grades 6-8). There are many recreational opportunities on Vashon, including the Maury Island Golf Course, marinas in Quartermaster Harbor and Dockton, several community centers providing swimming pools, community parks, horseback riding, and a Girl Scout camp.

Area 100 Housing Profile



Grade 4/ Year Built 1983/ Total Living Area 560 SF



Grade 5/Year Built 1937/Total Living Area 870 SF



Grade 6/ Year Built 1923/ Total Living Area 1610 SF



Grade 7/ Year Built 1969/ Total Living Area 2870 SF



Grade 8/ Year Built 1996/ Total Living Area 1230 SF



Grade 9/ Year Built 1920/ Total Living Area 2320 SF

Area 100 Housing Profile... Continued



Grade 10/ Year Built 1991/ Total Living Area 3580 SF



Grade 11/ Year Built 1980/ Total Living Area 6260 SF



Grade 12/Year Built 1994/Total Living Area 5960 SF

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.