

1805 Rucker Ave, Everett, WA

Could a backyard home fit on this property?

THE FINDING

Appears feasible with conditions

1. Likely feasible

YOUR RESULT

2. Feasible with conditions

3. Constrained

4. Unlikely

5. Insufficient data

CONFIDENCE: MODERATE

A preliminary desk study of public records — not a survey, a permit, a bid or an appraisal. Nobody has visited the property.

WHAT WE RECOMMEND

Our recommendation is to go ahead, with one thing settled first: sewer or septic and water service — the property is not inside any mapped water or sewer district in the county layer. That is the condition this finding turns on, and what settles it is a written availability letter from the serving purveyor — until then every size and price here is provisional. If it settles the way the desk review suggests, a unit in the two-bedroom band (900–1,000 sq ft) is what to design toward on this lot, which is the \$343,975 to \$552,500 range shown on page 3.

WHAT TO DO NEXT

- 1. Book the no-cost consultation.** Thirty minutes with Sample: a partner agent and HousUp, by phone or standing in the back yard, to walk through this report and say honestly whether it is worth pursuing.
- 2. Send us what you already hold.** A survey, plat, title report or old plans raise the confidence of everything here immediately — a boundary survey alone would replace the 1,953 sq ft rear-yard estimate on page 3 with a measured figure.
- 3. Let us verify the site and the code.** We check rear access and trees in person at no cost and confirm the 6 unverified City of Everett standards at the planning counter, both before anything is designed or priced.

WHAT'S IN THIS REPORT

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Four pages is the whole report. The full record behind it is the technical annex, **HU-2026-SAMPLE-A**, which your agent holds.

Your property and what your city allows

This is the public record for the property as we found it, and what your city permits on a lot like it. A backyard home is what building departments call a detached accessory dwelling unit, or DADU.

LOT SIZE 6,000⁴ sq ft 0.14 acres, county record, not a survey	ZONE NR¹⁴ Neighborhood Residential	JURISDICTION City of Everett Snohomish County
ALREADY BUILT ON 24%¹⁷ about 1,419 sq ft of building, measured from roofprints	SLOPE 0.9%⁹ gentle enough not to drive the design	PARCEL NUMBER 00438037000300⁴ 1805 RUCKER AVE

What the maps show about the site

- **Significant — utilities.** The property is not inside any mapped water or sewer district in the county layer.⁷
- Nothing else on the hazard maps — earthquake soils, flood risk, ground stability and slope — limits a backyard home here. Each map and what it said is listed in the annex; a map shows potential, not the ground.

What City of Everett allows

This property is in **City of Everett**, zoned **NR** — Neighborhood Residential.¹⁴ City of Everett allows detached backyard homes on residential lots like this one.¹⁵

- A backyard home may be up to **1,000 sq ft**.¹⁵
- ❑ It may be up to **24 ft** tall.¹⁶
- ❑ Setbacks from the lot lines: may not be more restrictive than for principal units.¹⁶
- ❑ Lot coverage: yard coverage limits may not be more restrictive than for principal units.¹⁶
- Parking: none for dwellings under 1,200 sq ft; a bicycle space is required.¹⁵

City of Everett has not yet confirmed 6 of its standards with us — height, minimum lot size, the front, side and rear setbacks and lot coverage. Where that is so the line is marked ❑ and the figure shown is the Washington state-law minimum, not the city's own number. Each is one call to the planning counter.

This is Snohomish County's copy of Everett's zoning map with no published refresh date. Confirm against the city's own map before quoting setbacks. Codes change; these standards were last checked September 15, 2026. The full table, with what is and is not confirmed, is in the annex.

What could fit, and what it would cost

The five numbers first, then the working behind them. Every figure is a planning range with the number of its source.

LOT SIZE 6,000⁴ square feet, county record, not a survey	BUILDABLE YARD 1,953⁴ square feet after setbacks, a screening estimate	SIZE THAT FITS Two bedroom 900–1,000 sq ft ¹⁵	COST RANGE \$343,975 to \$552,500 all in, on a 1,000 sq ft unit ¹³	MARKET RENT \$1,862 a month, published median asking rent, 2 bedroom, Everett ¹³
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Sizes tested on this lot

Each size is tested against the largest unit City of Everett allows¹⁵, the rear yard left after setbacks, and the lot coverage still available. A two-storey unit needs half the footprint, so a size that fits on one storey fits on two.

SIZE	TYPICAL USE	ON THIS LOT
Compact 400–500 sq ft	studio or one small bedroom	FITS At 500 sq ft, inside City of Everett's 1,000 sq ft size cap and the 1,953 sq ft rear yard.
One bedroom 600–800 sq ft	one bedroom, full kitchen	FITS At 800 sq ft, inside City of Everett's 1,000 sq ft size cap and the 1,953 sq ft rear yard.
Two bedroom 900–1,000 sq ft	two bedrooms, one or two baths	FITS At 1,000 sq ft, inside City of Everett's 1,000 sq ft size cap and the 1,953 sq ft rear yard.
Large 1,000–1,200 sq ft	two or three bedrooms, where the jurisdiction allows it	TIGHT City of Everett caps an accessory unit at 1,000 sq ft, so only the part of this band at or below 1,000 sq ft is available.

Not checked: lot coverage still available. The same check is outstanding for every size above.

What it would cost

Modelled on a **1,000 sq ft** unit, the top of the two-bedroom band (900–1,000 sq ft), the all-in planning range is **\$343,975 to \$552,500**, with \$445,650 the likely figure.¹³ That is roughly \$344 to \$552 per square foot, all in. It assumes a flat site, septic and public water, standard finish; change any of those and the range moves. **This is not a bid** — a fixed price comes only after a survey, a site visit and a design. One thing to know when that price arrives: the builder's written proposals state permits, utility connection fees and Washington sales tax separately from the construction price, so a proposal will read lower than an all-in figure like this one until those three lines are added back — on a project this size, sales tax alone is roughly ten percent. The line-by-line breakdown is in the annex.

If the unit is rented

Published median asking rent for a 2 bedroom in Everett is **\$1,862 a month¹³** — for the whole rental market, not for backyard homes specifically. Lenders count only part of it when qualifying a borrower; FHA counts 75%.

What it could add to the value of the property

Published research suggests a planning range of **\$245,108 to \$253,575.¹³** It is not an appraisal, not a guarantee, and not a promise that added value would equal what the project costs — published guidance is explicit that the two are often not the same. Only a licensed appraiser can say what a backyard home would do to this property's value.

Where each end comes from. The low end is 0.55 times the likely project cost, a HousUp planning assumption rather than a published figure. The high end applies the 35% listing premium reported by Porch, September 2021 (a national list-price comparison, not Washington-specific) to the Snohomish County median sale price of \$724,500 (NWMLS press release, September 3, 2026). The two ends rest on unrelated evidence, so the midpoint means nothing. The published studies, and what each does not tell you, are in the annex.

What we could not see, and what happens next

Four things decide a backyard home, and none can be seen from a desk. We check all four in person, at no cost. **13 open items** on this property are listed in full in the annex. 1 data source did not answer during this run, so that check is outstanding, not clear.

- 1. Drivable access to the back of the lot** — a concrete truck, a crane and fire access need real measured width.
- 2. Trees** — imagery shows canopy, not trunk size, health, or whether the tree code allows removal.
- 3. Utility capacity** — sewer, water and power are confirmed in writing by the purveyor, never by a map.
- 4. Easements, covenants and HOA rules** — they sit in the title record and can restrict what the city permits.

What happens next

Your agent, the first call	Sample: a partner agent
HousUp, for the visit	[HOUSUP PHONE — D-27] · leads@housup.com
City of Everett, for the standards	the planning counter · onlinepermits.everettwa.gov/eTRAKiT

If you go ahead, the next step is the design and engineering phase. A development agreement turns this report into a fixed price: survey, site visit, the standards confirmed with City of Everett, utilities confirmed, architectural, civil and structural engineering, coordination, and a fixed-price proposal. **In the builder's current proposals that phase is a \$25,000 line of the total investment, not a fee on top of it.** It does not include permits, taxes or utility fees. If you do not build, the survey, drawings and engineering are yours.

[D&E AMOUNT (\$25K APRIL / \$30K AUGUST, D-23) AND PAYMENT SCHEDULE PENDING] Nothing in this report is a quoted price; terms are set out in the agreement itself.

Important information about this report

Referral disclosure. Your agent's brokerage firm participates in the HousUp partner program. If you enter into a construction agreement arising from this report, HousUp or the builder named in it pays a referral fee to the firm — not to your agent personally — for the construction lead. You will receive a separate written disclosure setting out that relationship and the fee before you sign any construction agreement. Nothing in this program is compensation for real estate brokerage services. Ask your agent or HousUp for the disclosure at any time; you do not have to wait for it.

Preliminary estimate. This report is a preliminary desk study prepared from public records and from information supplied by the referring broker. It is not a permit application, a zoning verification, a land-use determination, a survey, an engineering opinion, a construction bid or an appraisal. No representative of HousUp has inspected the property.

No guarantee of approval or buildability. Whether a detached accessory dwelling unit can be permitted and built at this property is determined by City of Everett, by the serving utility purveyors, by the county health authority where septic is involved, and by conditions that can only be established by survey and site inspection. HousUp does not guarantee that any permit will be issued, that any structure described here can be built, or that any timeline will be met.

Cost figures are planning ranges. All cost figures are ranges drawn from published regional data and are not a bid, a quotation or an offer. Actual cost depends on final design, site conditions, utility requirements, code compliance, material and labor markets, and the scope agreed in a written contract. A fixed price is provided only in a signed construction agreement.

Value figures are not an appraisal. HousUp is not a licensed appraiser and this report is not an appraisal, a broker price opinion or a comparative market analysis. Any figure describing an effect on property value is a range drawn from the published studies cited in that section. Actual effect on the value of this property can be determined only by a licensed appraiser, and published research is explicit that value added may not equal money spent.

Data accuracy. Public parcel, zoning, hazard and mapping data varies in accuracy, completeness and currency. Parcel boundaries and dimensions shown here are derived from county geographic data and are not survey-grade. Mapped wetland, critical-area and hazard layers indicate potential conditions only and are not a substitute for a field investigation by a qualified professional. Zoning standards change; the verification dates above state when each was last confirmed.

Contractor registration. Construction arising from this report is performed by [BUILDER OF RECORD — D-27], a contractor registered in the State of Washington, registration number [L&I REG. NO. — D-27], shown here as required by RCW 18.27.100.

This report is provided at no cost and creates no contract, no agency relationship and no obligation of any kind.

[ATTORNEY REVIEW LINE NOT COMPLETED] This language carries an outstanding Washington attorney-review requirement covering the value-estimate block, the no-guarantee block and the referral disclosure reference.

Technical annex HU-2026-SAMPLE-A holds the numbered source list the superscripts refer to, dated as retrieved, the complete rules table, every mapped finding, the cost breakdown, the value studies and every open item; ask your agent or HousUp for it. Contractor registration [L&I REG. NO. — D-27]. Prepared September 28, 2026; released by Program sample, not issued, Feasibility reviewer, September 29, 2026.