

# Talbot Hill/ East Kent

Area: 059

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## *Area Information for 2021 Assessment Roll*



### **King County Department of Assessments**

*Setting values, serving the community, and pursuing excellence*

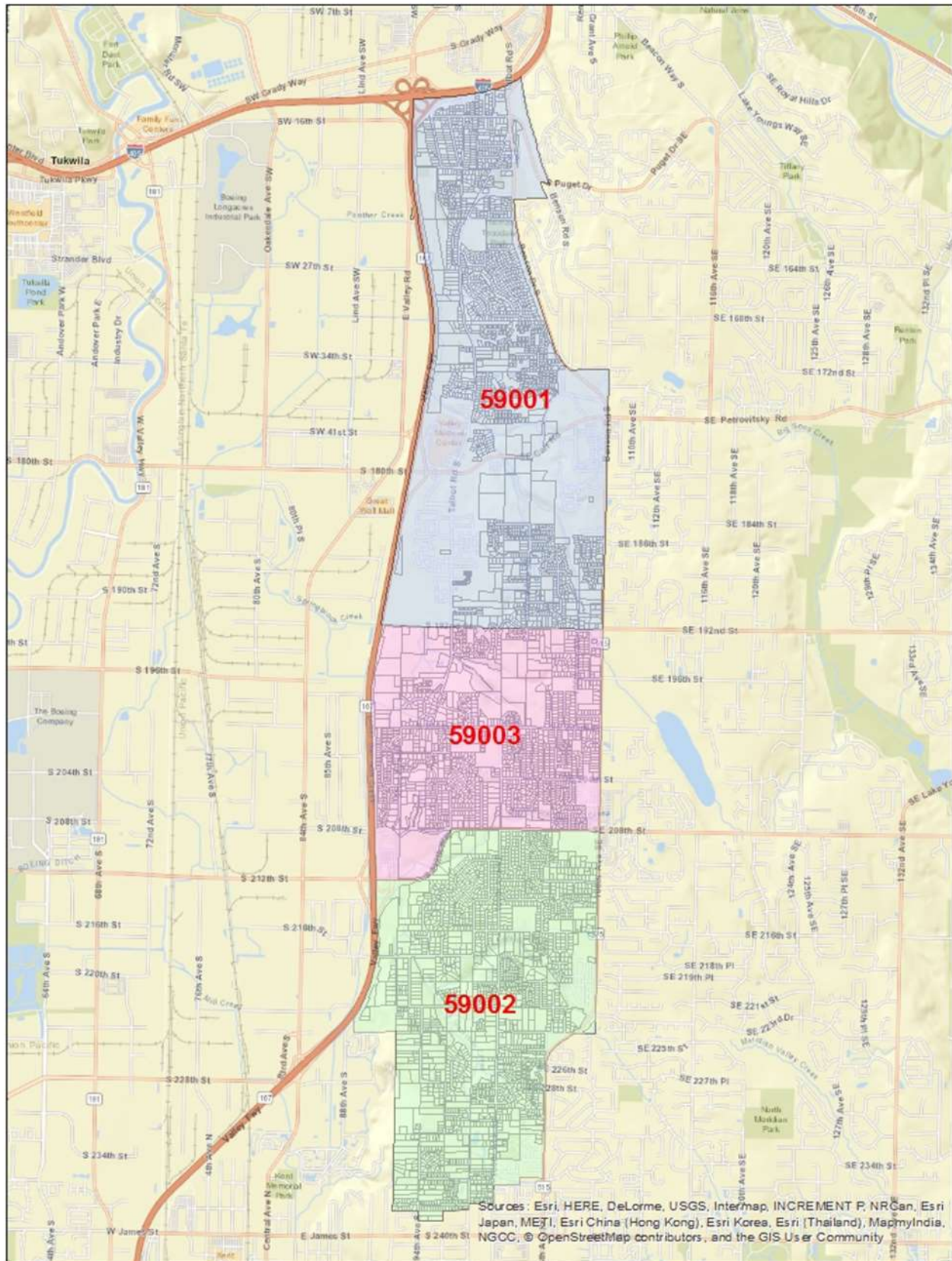
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# Area 059 - Overview Map



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## **Area Information**

### **Area 059 – Talbot Hill/ East Kent**

Area 59 is located in the SE portion of King County. The area has two market areas; Talbot Hill in Renton, (i.e. Subarea 1) and Park Orchard, in Kent (i.e. Subareas 2 and 3). Area 59 is a mix of older improvements, new plats, newer pocket developments and some larger parcels with older improvements or vacant sites. An older 1996 grade 7 townhouse plat, Summit Park, is also located in area 59. There are some territorial/mountain view properties, however the majority of the area does not have a view amenity. Topography, wetland and traffic noise issues also impact this area. The area is in close proximity to three major freeways (i.e. I-405, Valley Freeway 167, and I-5), business and employment centers, shopping and medical facilities (Valley Medical Center).



## Area 059 Housing Profile



Grade 5/ Year Built 1943/ Total Living Area 720



Grade 8/ Year Built 1969/ Total Living Area 2100



Grade 6/ Year Built 1947/ Total Living Area 1090



Grade 9 /Year Built 2006/ Total Living Area 3020



Grade 7/ Year Built 1964/ Total Living Area 1860



Grade 10/ Year Built 2001/Total Living Area 3570

# 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.

