

NE Renton

Area: 032

Area Information



King County Department of Assessments

Setting values, serving the community, and pursuing excellence

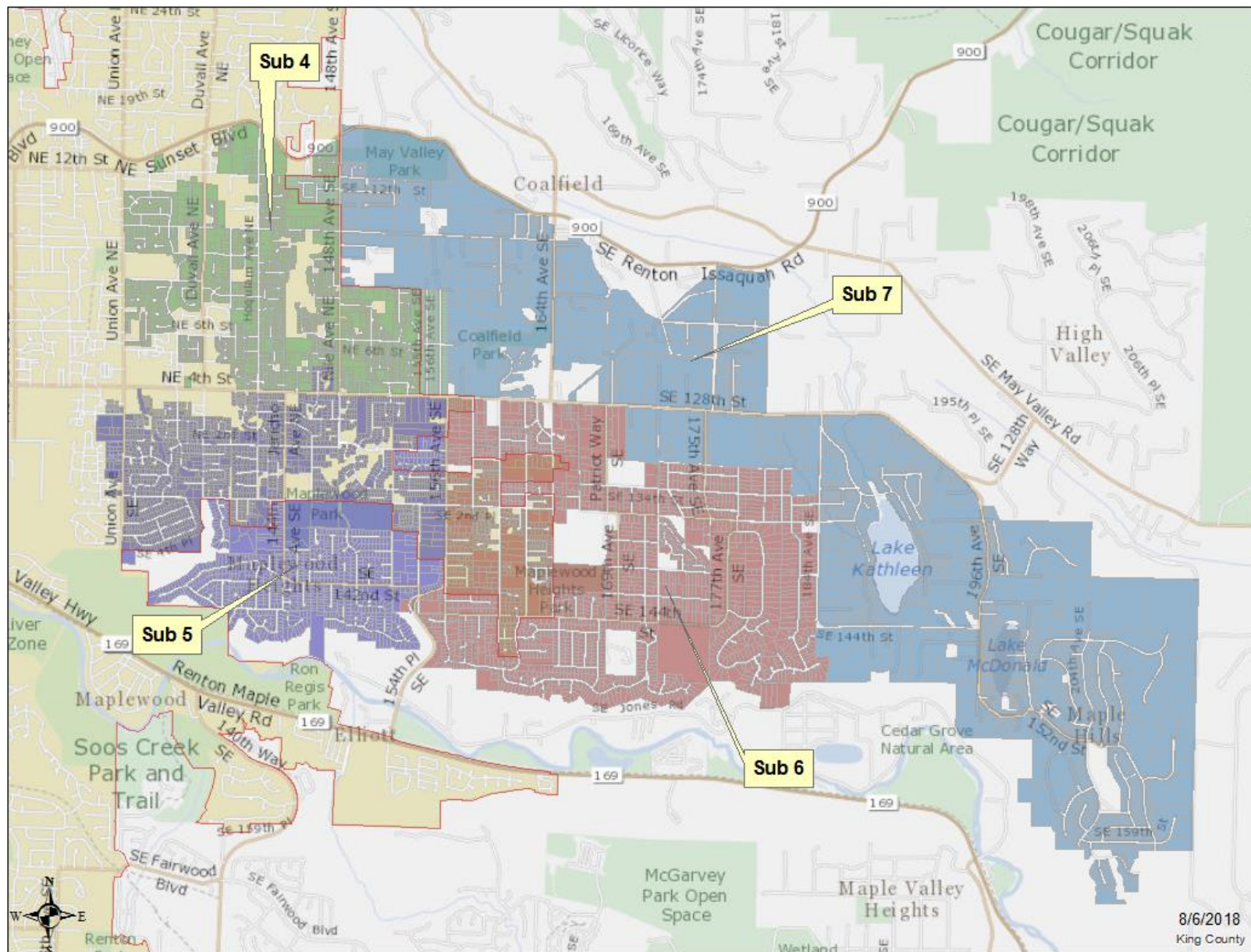
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Area 032 – Overview Map



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Area Information

Area 32 – NE Renton

Area 32 is located in southeast King County, east of the downtown area of Renton and southeast of Lake Washington. The western portion lies within Renton City limits, and the eastern portion in Unincorporated King County. The entire area has excellent access to Interstate 405 and Highway 169 and north to the Issaquah area. Sea-Tac International Airport and the Westfield Shopping Mall are within a 15-minute drive. Some Southern portions of the area offer views of Mt. Rainier and the valley along Hwy 169. Issaquah schools service a portion of the area and contribute to an active real estate market.

Area 32 can be divided into two market areas, each defined by potential for development or the lack thereof. The primary determining factor of development potential is the presence of or potential for sewers. Properties situated within the Renton City limits or having the prospect of annexation are generating development. In this area where sewers are available, and zoning allows for greater density, namely Subareas 4, 5, and the western portion of 6, larger parcels are being platted or subdivided to create new building sites wherever possible.

Subarea 7 and the east portion of Subarea 6 have limited potential for future development due to the unavailability of sewers. In addition, King County instituted the Urban Growth Boundary, which dissects Subarea 7 from Subareas 4, 5 & 6. It is designed to control urban sprawl and retain a more rural nature to the east of the boundary. For the most part, beyond this boundary, sewers will not be available in the foreseeable future, and variances to current zoning restrictions will not take place. Sites are larger and affected by various topographical issues and sensitive areas. This eastern area contains Lake Kathleen and Lake McDonald, two small lakes with sensitive area considerations. This eastern area is an area of average quality homes built predominantly in the 1950s and '60s, with some older and newer homes.

New homes built since 2000 comprise over 40% of Area 32's homes. The remainder tend to have smaller living areas, average in quality, and built predominantly in the 1960s and '70s.

Area 032 Housing Profile



Grade 4/ Year Built 1929/ Total Living Area 720



Grade 5/ Year Built 1931/ Total Living Area 1,100



Grade 6/ Year Built 1929/ Total Living Area 1,090



Grade 7/ Year Built 2010/ Total Living Area 1,820



Grade 8/ Year Built 2003/ Total Living Area 2,530



Grade 9/ Year Built 1989/ Total Living Area 2,920

Area 032 Housing Profile Continued



Grade 10/ Year Built 2000/ Total Living Area 4,040



Grade 11/ Year Built 2016/ Total Living Area 4,440

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.