

# Des Moines/ SeaTac/ Kent

Area: 088

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## *Area Information for Assessment Roll*



*Obtained from Estately.com*



**King County**

**Department of Assessments**

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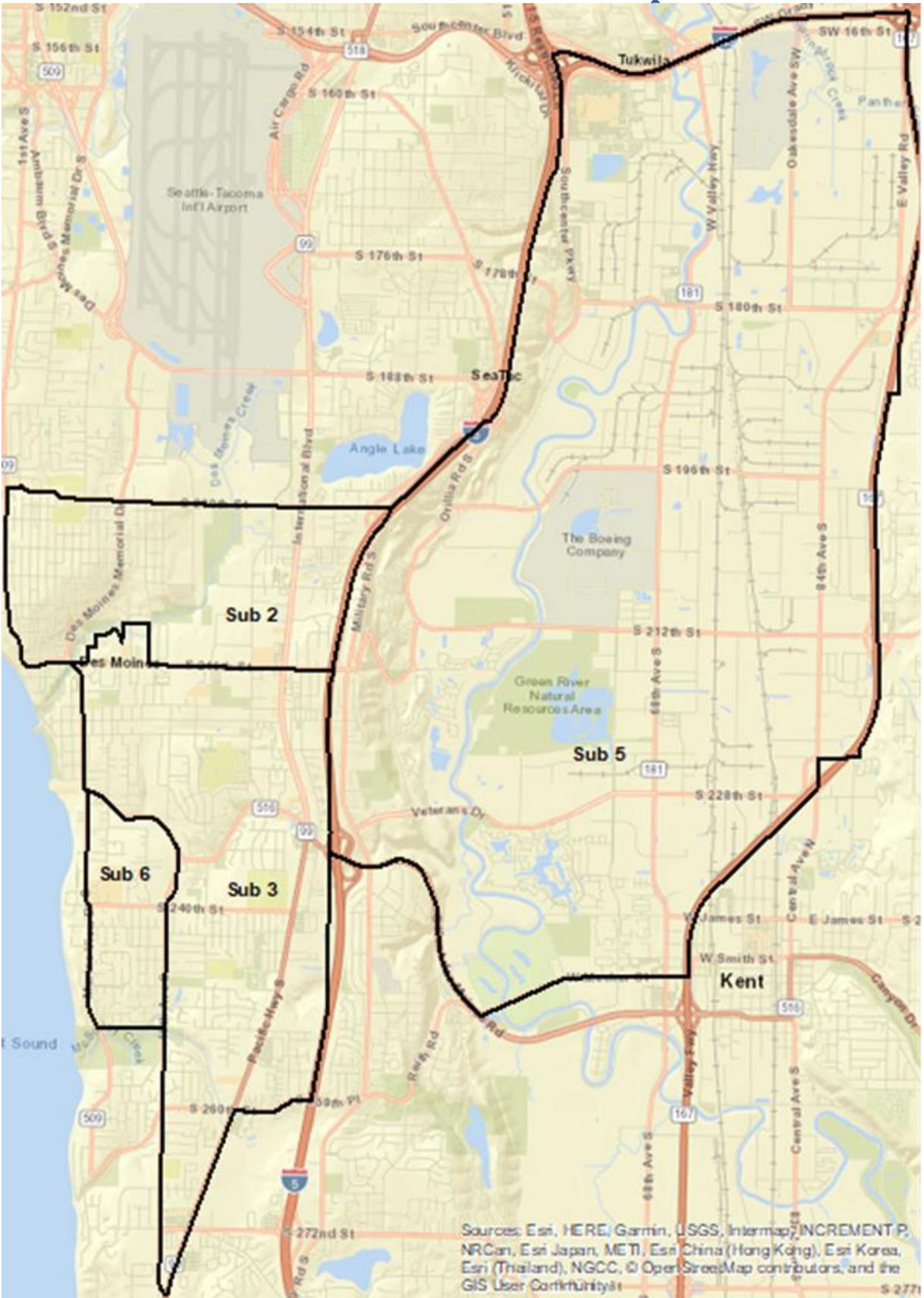
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# Area 088 - Overview Map



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## **Area Information**

### **Area 088 – Des Moines/ SeaTac/ Kent**

Area 88 is located in the SW portion of King County. The main municipalities in this area are the cities of Des Moines, SeaTac, and Kent. This area is divided into four subareas 2, 3, 5 and 6.

Subarea 2 is mostly located within the city limits of SeaTac; subareas 3 and 5 are located for the most part within the city limits of Des Moines. A small area of subarea 3 is located within Kent city limits. Subarea 5 is located in Kent, (i.e. Green River Valley) and a portion of the subarea is located in the city of SeaTac. All of subareas 2, 3, 6, and the western portion of subarea 5 are located south of SeaTac International Airport and are similarly impacted by airport noise.

Area 88 has a mixture of older plats, tax lots, Green River water frontage, acreage and some smaller newer subdivisions. The area has some Puget Sound, mountain and territorial views. Topography, wetlands, flood zones, and traffic noise issues impact this area. Area 88 is in close proximity to major freeways, business and employment centers, shopping, a community college, and medical facilities.

## Area 088 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.