

# Cedar River / East Maple Valley

Area: 084

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## *Area Information for Assessment Roll*



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

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

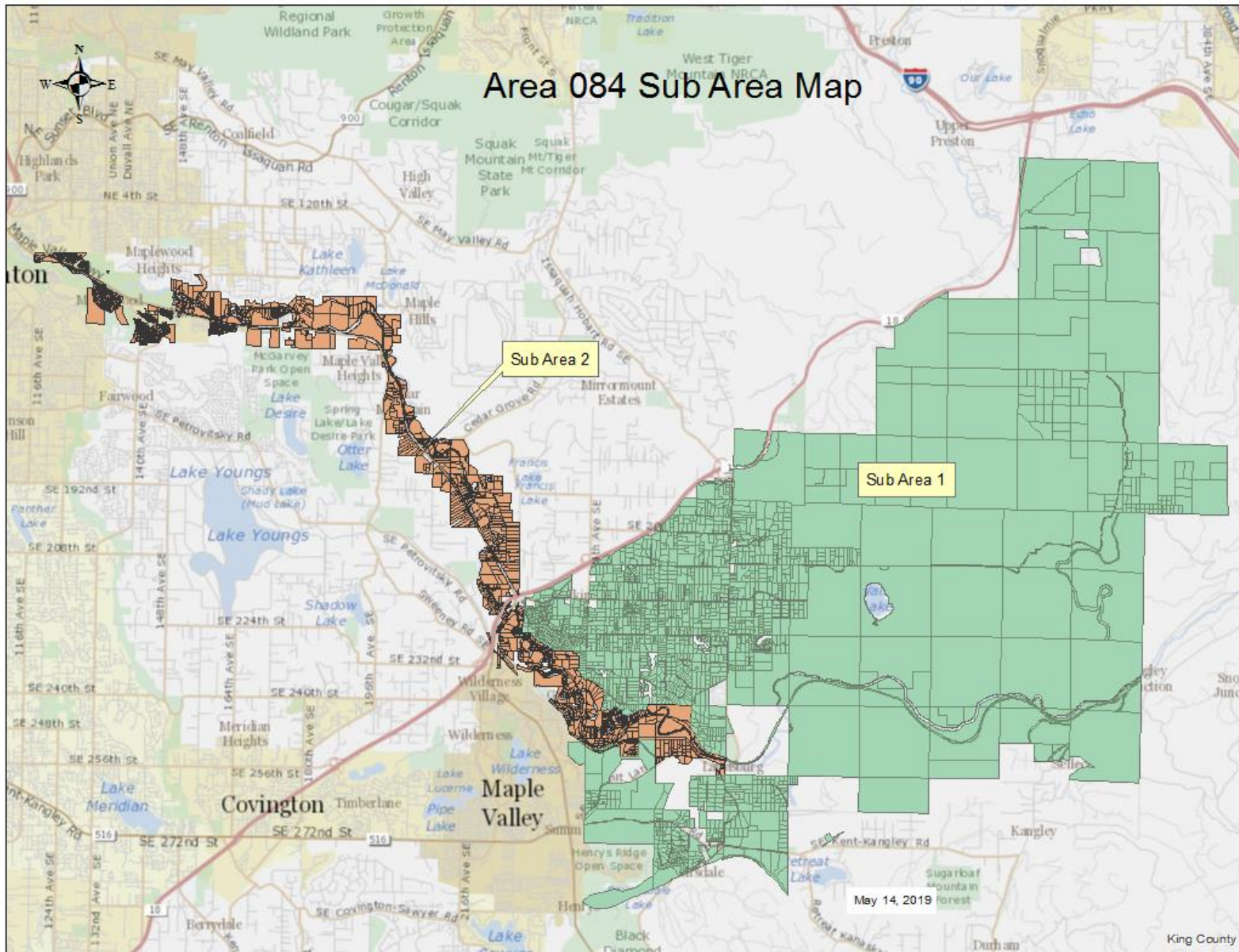
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# Area 084 – Overview Map



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# Area Information

## Area 84 – Cedar River / East Maple Valley

### Area Description

Area 84 is large area, but with a somewhat smaller population of properties.

A majority of the area is in unincorporated King County with a small portion of the north western tip which lies in the City of Renton. Major arterial access include Highway 18, SR-169 (SE Renton-Maple Valley Road) and SR-516 (Kent-Kangley Road). Nearby commercial centers are downtown Renton and up the hill on 140th Street to the Fairwood shopping area. Slightly to the south, past Cedar Grove Road, is the City of Maple Valley near the Highway 18 corridor. The southernmost commercial area is the SR-516, Kent-Kangley Road and the intersection of SR-169, SE Renton-Maple Valley Rd known as “Four Corners”.

The area is comprised of a mixture of rural acreage, older plats, newer plats, and river front properties along the Cedar River. Properties along the Cedar River are typically older, predominantly pre-1970’s homes, but there are also some scattered, good to excellent quality homes. This is especially the case along Jones Road and to the southeastern tip of the Cedar River.

Overall, area 84 is non-homogeneous and asymmetrical in nature with housing made up of a variety of building grade quality, age and lot size. However, some homogeneity does exist in platted neighborhoods such as Maple Wood Estates in Sub 1, Pioneer Place and Elliott Farm in Sub Area 2.

The area has numerous topographical influences from steep hillsides, rolling hills, many ravines, properties along the valley floor and significant influence by the Cedar River. Large numbers of parcels are impacted by environmental restrictions including wetlands, streams and topography. Since many of these properties in unincorporated King County are zoned RA5 (one dwelling unit per five acres), they have tended to maintain their rural nature which includes privacy, vegetation and wooded settings.

## Area 084 Housing Profile



Grade 5/ 1942 Year Built/ 640sf Total Living Area



Grade 6/ 1959 Year Built/ 1310sf Total Living Area



Grade 7/ 2005 Year Built/ 2640sf Total Living Area



Grade 8/ 1987 Year Built/ 2770sf Total Living Area



Grade 9/ 2017 Year Built/ 3400sf Total Living Area



Grade 10/ 2010 Year Built/ 5980sf Total Living Area

## Area 084 Housing Profile ...continued



Grade11 / 2006 Year Built/ 5920sf Total Living Area



Grade12 / 2006 Year Built/ 6140sf Total Living Area

# 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.