

Auburn

Area: 028

Area Information



King County

Department of Assessments

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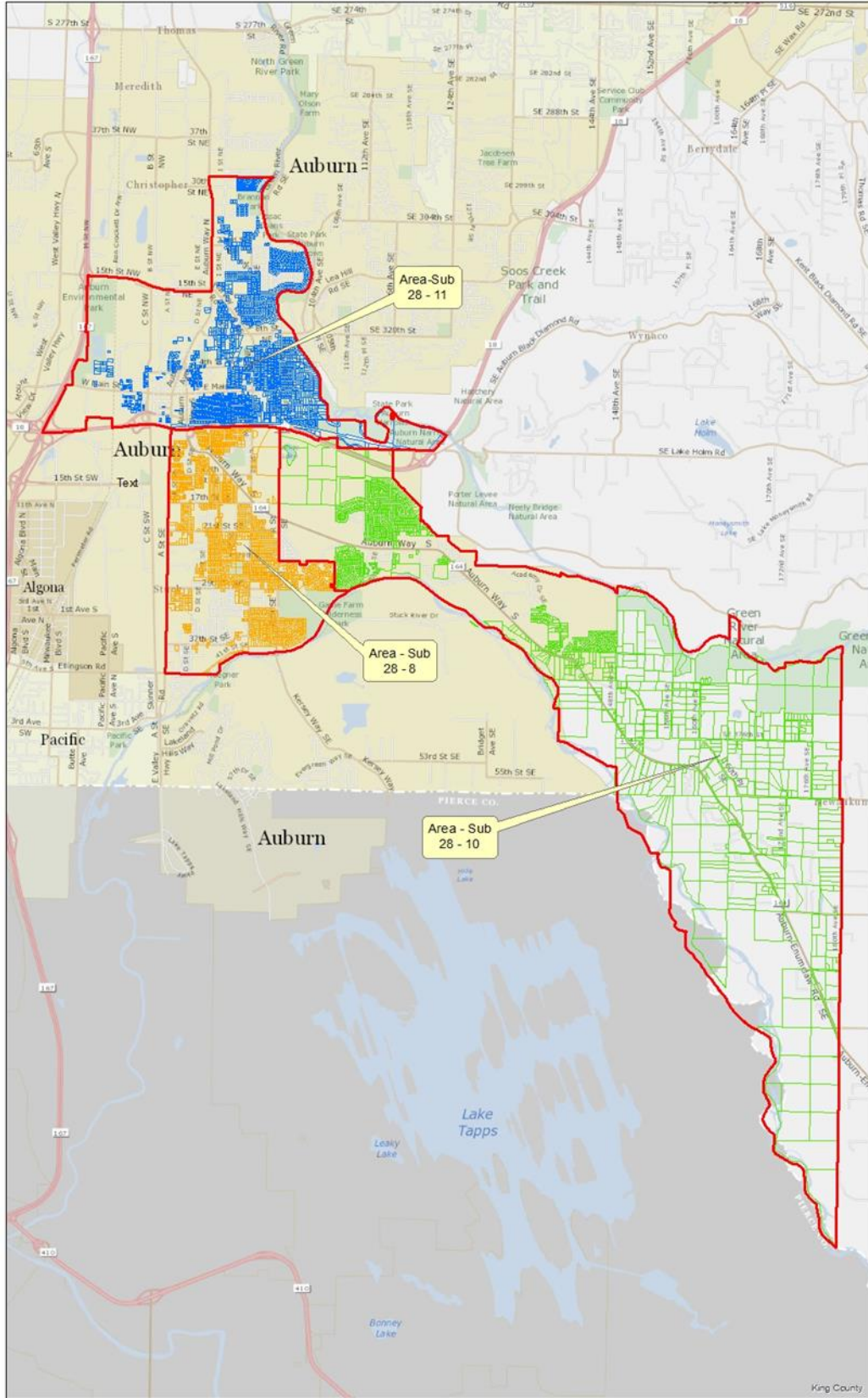
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Area 028 - Overview Map



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Area Information

Area 028 – Auburn

Area 028 is located between Seattle and Tacoma in the shadow of Mt. Rainier. Area 28 has three sub areas, the influence of two rivers the Green and White, and is adjacent to the Muckleshoot Reservation making this a very diverse area.

There are 6525 parcels in the 3 sub areas with 2 identifiable major market segments. Sub areas 8 and 11, Auburn City, in the Auburn-Kent Valley and sub area 10, East Auburn.

Sub area 11 generally encompasses the City of Auburn north of HWY 18. Sub area 8 generally encompasses the City of Auburn south of HWY 18. Sub Areas 8 and 11, located in the City of Auburn, has a varied mixture of single family, duplex, triplex, multi-family, commercial, and industrial uses. The single-family development is a mixture of houses built from the early 1900's to present. There have been a few newer subdivisions with a small amount of infill in the older neighborhoods.

Sub area 10, located southeasterly of sub area 8, includes a portion of the City of Auburn, unincorporated King County and the Muckleshoot Indian Reservation. Sub area 10 is home to the Muckleshoot Tribal Casino and Bingo enterprises, the White River Amphitheater, and most of the larger acreage parcels in area 28. Although there are many plats, most of this segment is rural in nature. Views of Mount Rainier are common in this area along with lesser views of the cascades and the White and Green River valleys. River frontage is not considered a premium in this area as most is extreme high bank rendering the waterfront itself inaccessible. Many of the unplatted parcels are impacted by limited access, and sensitive areas such as topography, streams, and wetlands.

Overall, the typical quality of homes is a grade 7 approximately 1500 - 2000 square feet and built in the 1960's and 1970's. The City of Auburn also has a large number of duplexes and triplexes. Waterfront properties consist of those properties along the Green and White Rivers. Auburn's commercial district located in sub areas 8 and 11 has a large number of automotive dealerships and a variety of retail stores and light industrial. Other notable influences are the Auburn Municipal Airport which serves small and private aircraft, Emerald Downs Racetrack, and The Boeing Company.

Area 028 Housing Profile



Grade 3 / Year Built 1955 / Total Living Area 520



Grade 6 / Year Built 1960 / Total Living Area 1030



Grade 4 / Year Built 1913 / Total Living Area 580



Grade 7 / Year built 1989 / Total Living Area 1700



Grade 5 / Year Built 1922 / Total Living Area 820



Grade 8 / Year Built 1972 / Total Living Area 1800

Area 028 Housing Profile ...continued



Grade 9 / Year Renovated 1996 / Total Living Area 3589



Grade 10 / Year Built 1997 / Total Living Area 3180



Grade 11 / Year Built 1992 / Total Living Area 5290

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.