

# Steel Lake/ Star Lake

Area: 026

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## *Area Information*



**King County**

**Department of Assessments**

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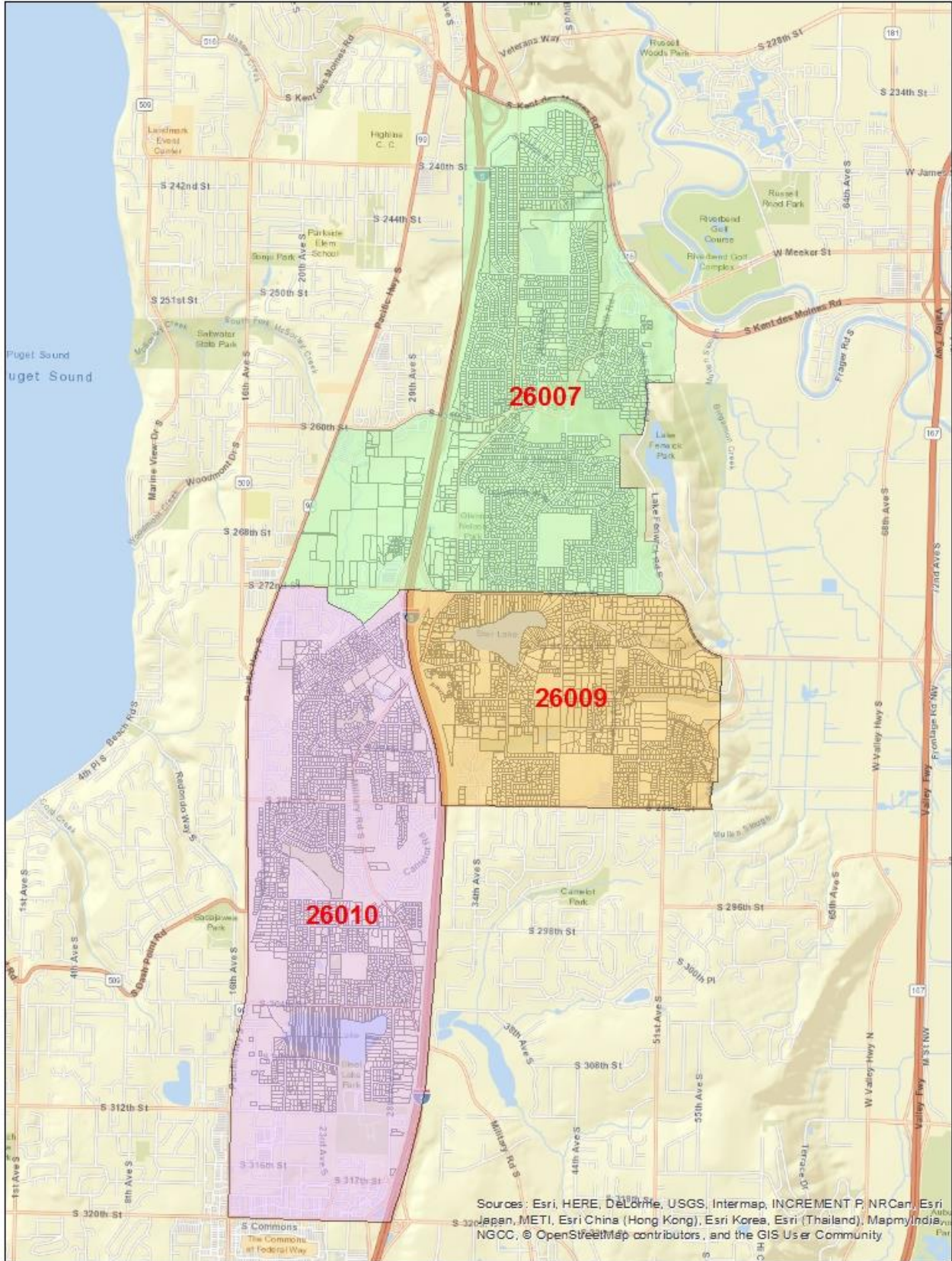
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# Area 026 - Overview Map



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

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## Area Information

### Area 026 – Steel Lake/ Star Lake

Area 026 is divided into three sub-areas: 7, 9, and 10.

Sub-area 7 is comprised of the western portion of Kent. The boundaries are south of Kent-Des Moines Road and north of S. 272nd Street between Pacific Highway South and the ridge overlooking the Kent and Auburn Valley. This sub-area is dominated by homes built during the 1970's and 1980's consisting of mostly grade 7's and 8's. The western portion is negatively affected by traffic noise from I-5 and Military Road, while the eastern portion has Cascade, Mount Rainier, and territorial views overlooking the Kent and Auburn Valley.

Sub-area 9 is comprised of unincorporated portions of Auburn. The boundaries are south of S. 272nd Street and north of S. 288th Street between I-5 and the ridge overlooking the Kent and Auburn Valley. This sub-area is comprised of more recent homes than sub-area 7, with most of the homes built from 1990 to present day. Building grades of 7 to 9 dominate sub-area 9. The western portion is negatively affected by traffic noise from I-5, and the eastern portion has Cascade, Mount Rainier, and territorial views overlooking the Kent and Auburn Valley. Sub-area 9 also contains Star Lake, which offers waterfront properties with a more private setting.

Sub-area 10 is comprised of the eastern portion of Federal Way. The boundaries are south of S. 272nd Street and north of S. 320th Street between Pacific Highway South and I-5. This sub-area is dominated by homes built in the 1970's with some trends toward newer developments. Building grades of 7 and 8 make up most of this sub-area. The eastern portion is negatively affected by traffic noise from I-5. Some more elevated properties offer views of the Puget Sound. Overall, this sub-area offers the convenience of closer proximity to the commercial portion of Federal Way. Sub-area 10 contains Steel Lake, which offers waterfront properties along with a large public park.

## Area 026 Housing Profile



Grade 4/ Year Built 1948/ Total Living Area 600sf



Grade 5/ Year Built 1945/ Total Living Area 800sf



Grade 6/ Year Built 1957/ Total Living Area 1,140sf



Grade 7/ Year Built 1978/ Total Living Area 2,020sf



Grade 8/ Year Built 1993/ Total Living Area 2,140sf



Grade 9/ Year Built 1995/ Total Living Area 2,730sf

## Area 026 Housing Profile ...continued



Grade 10/ Year Built 1990/ Total Living Area 3,920sf



Grade 11/ Year Built 2007/ Total Living Area 5,440sf

# 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.