Fairwood

Area: 030

Area Information

King County

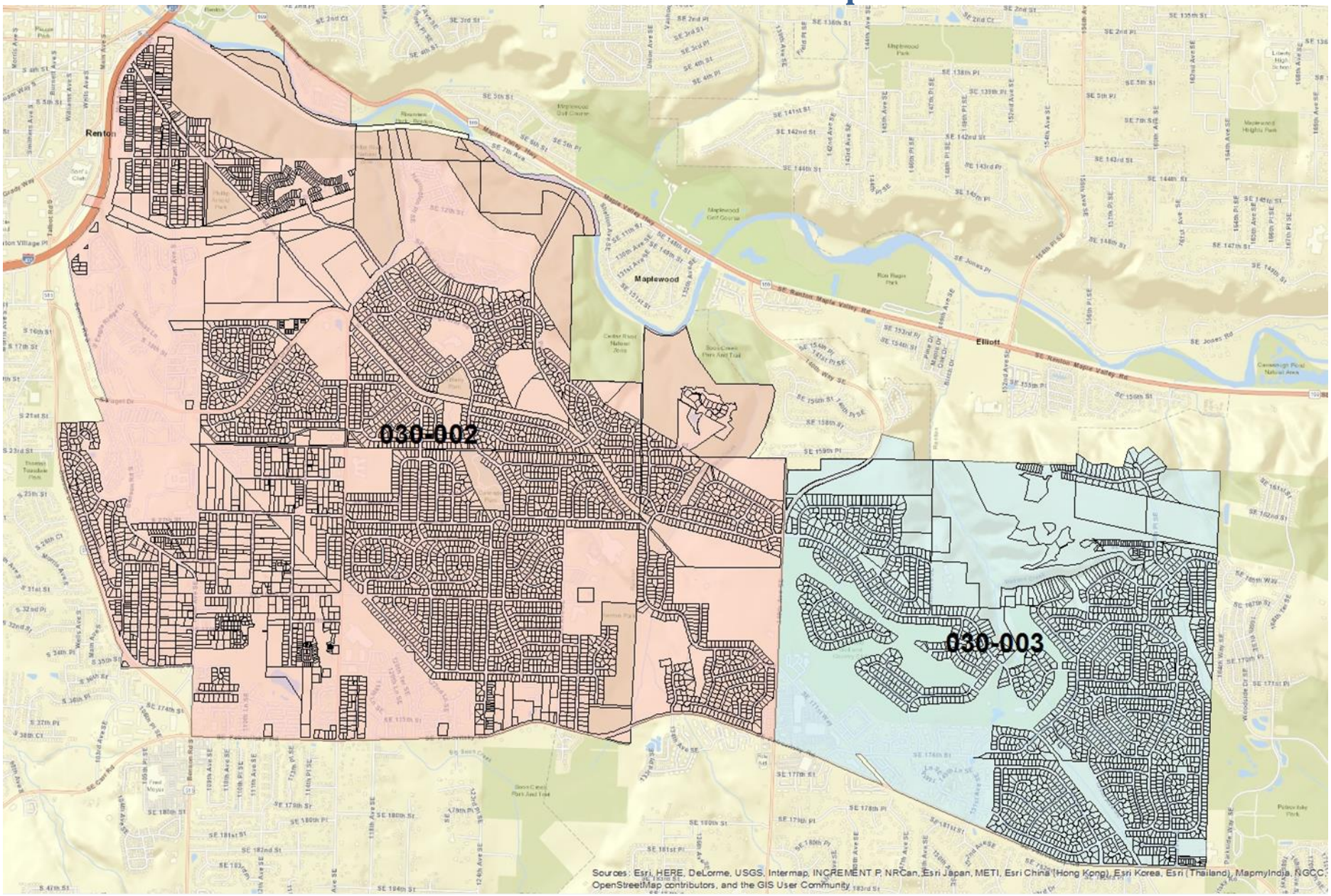
Department of Assessments

Setting values, serving the community, and pursuing excellence

201 S. Jackson St., KSC – AS - 0708
Seattle, WA 98104

OFFICE (206) 296-7300 FAX (206) 296-0595
Email: assessor.info@kingcounty.gov
http://www.kingcounty.gov/assessor/

Area 030 – Overview Map



All maps in this document are subject to the following disclaimer: The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County

Area Information
Area 030 – Fairwood

Area 30 is comprised of three market areas: Upper Renton Hill, Cascade, and Fairwood. This area is mostly homogenous with the majority of the parcels located within the City of Renton. Upper Renton Hill and Cascade are located within the Renton city limits while Fairwood is in unincorporated King County. Area 30 is in close proximity to three major freeways (i.e. I-405, Valley Freeway 167 and I-5), business and employment centers, transportation hubs, shopping and medical facilities, and the Fairwood Golf course. Some topography and traffic noise issues impact this area.

The majority of the improvements in Area 30 consist of platted subdivisions of Grade 6, 7, and 8 single family homes built primarily between 1960 and 1999 in average condition. New construction has been limited due to the lack of large developable parcels and scarcity of vacant lots. There are some small subdivisions that are being built, but overall new construction is limited to infill sites. Most of the larger available acreage tracts are affected by topography, wetland, and sensitive areas. Remodeling and updating of improvements appear to be proceeding at a steady pace and is very common for the area.

Area 30 is divided into subarea 2 and 3. Subarea 2 includes market areas of Fairwood, Cascade, and the Upper Renton Hill. The Upper Renton Hill area is coded as Neighborhood 5. This neighborhood is located southeast of downtown Renton, is not as homogeneous as the platted areas and has a significant variety of lot sizes and amenities. Many of the parcels in Neighborhood 5 have a Lake Washington, territorial and/or mountain view with differing parcel sizes and amenities (i.e. underground utilities, sidewalks, curbs/gutters and streetlights). Subarea 3 consists of the Fairwood Greens Golf course community and similar neighboring subdivisions.

Area 030 Housing Profile

Grade 4/ Year Built: 1966/ Total Living Area: 270sf

Grade 5/ Year Built: 1953/ Total Living Area: 770sf

Grade 6/ Year Built: 1948/Total Living Area: 1,270sf

Grade 7/ Year Built: 2002/ Total Living Area: 1,900sf

Grade 8/ Year Built: 2015/ Total Living Area: 2,730sf

Grade 9/ Year Built: 2011/ Total Living Area: 2,650sf

Grade 10/ Year Built: 1968/ Total Living Area: 4,580sf

Grade 11/ Year Built: 1995/ Total Living Area: 6,560

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.