Burien/ White Center

Area: 023

Area Information

Photo from King County Housing Authority

King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

201 S. Jackson St, KSC-AS 0708

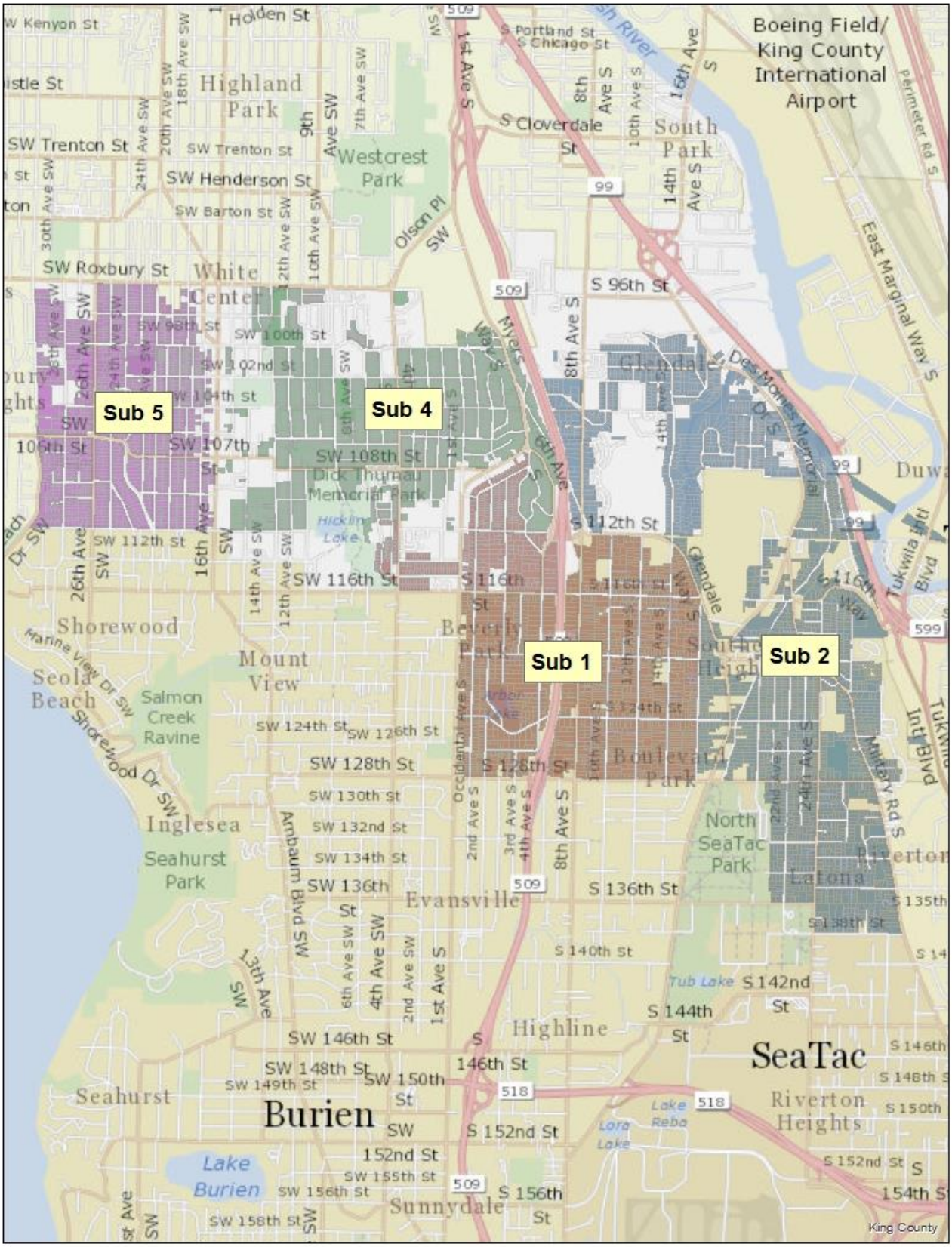
Seattle, WA 98104-2384

OFFICE (206) 296-7300 FAX (206) 296-0595

Email: assessor.info@kingcounty.gov

http://www.kingcounty.gov/assessor/

Area 023 - 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 023 – Burien/ White Center

Name or Designation

Area 023 – Burien /White Center

Boundaries

Area 023, is bounded by SW Roxbury Street to the north; Highway 99 and Military Road S to the east; S 138th Street and S 128th Street to the south; and North SeaTac Park, 1st Avenue S, and 30th Avenue S to the west.

Maps

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King Street Center.

Area Description

Area 023 is located directly south of the city of Seattle and north of SeaTac Airport. Most of the parcels in Area 023 are located in unincorporated King County (59%) or within Burien city limits (33%). A small portion of parcels are located within the city of SeaTac (7%). The remaining few parcels are located within the city of Seattle or Tukwila. This area includes several highways and major arterials including State Route 509 and Highway 99 providing convenient access to major employment, shopping centers and services.

Area 023 includes the neighborhoods of Roxbury Heights, White Center, Beverly Park, Glendale, Riverton-Boulevard Park, and Latona.

Parcels located east of Hwy 509 are located under the flight path for SeaTac airport, but it should be noted that there is a group of residential properties located to the south from area 23 that are closer to Highway 518 and the airport. Planes therefore are somewhat higher in elevation as they pass over area 023. It should also be noted that all parcels in each individual market segment, detailed later in this report, have similar airport noise.

The majority of improvements are single family residences of average quality in average condition. The new Greenbridge mixed income housing development is located in the north end of this area, and includes a community center, an elementary school and a library. Seola Gardens, another mixed income level housing project is located nearby. Seola Gardens amenities include a community center along with parks and trails. Arbor Heights and Boulevard Manor, subsidized housing under KC Housing programs, are also located in this area.

Historically, the sub-area boundaries have been based on geographical locations that are naturally separated by major arterials, as well as, by population size to facilitate workloads for appraisal teams. Area 023 is divided into 4 subareas which are shown on map on the Area Map.

Area 023 – Neighborhood Map

Grade 5/ Year Built 1949/ Total Living Area 630

Grade 6/ Year Built 1941/ Total Living Area 1,520

Grade 7/ Year Built 1931/ Total Living Area 1,510

Grade 8/ Year Built 1996/ Total Living Area 2,210

Grade 9/ Year Built 2006/ Total Living Area 2,470

Grade 10/ Year Built 1920/ Total Living Area 4,160

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.