Maple Valley

Area: 056

Area Information for Assessment Roll

King County

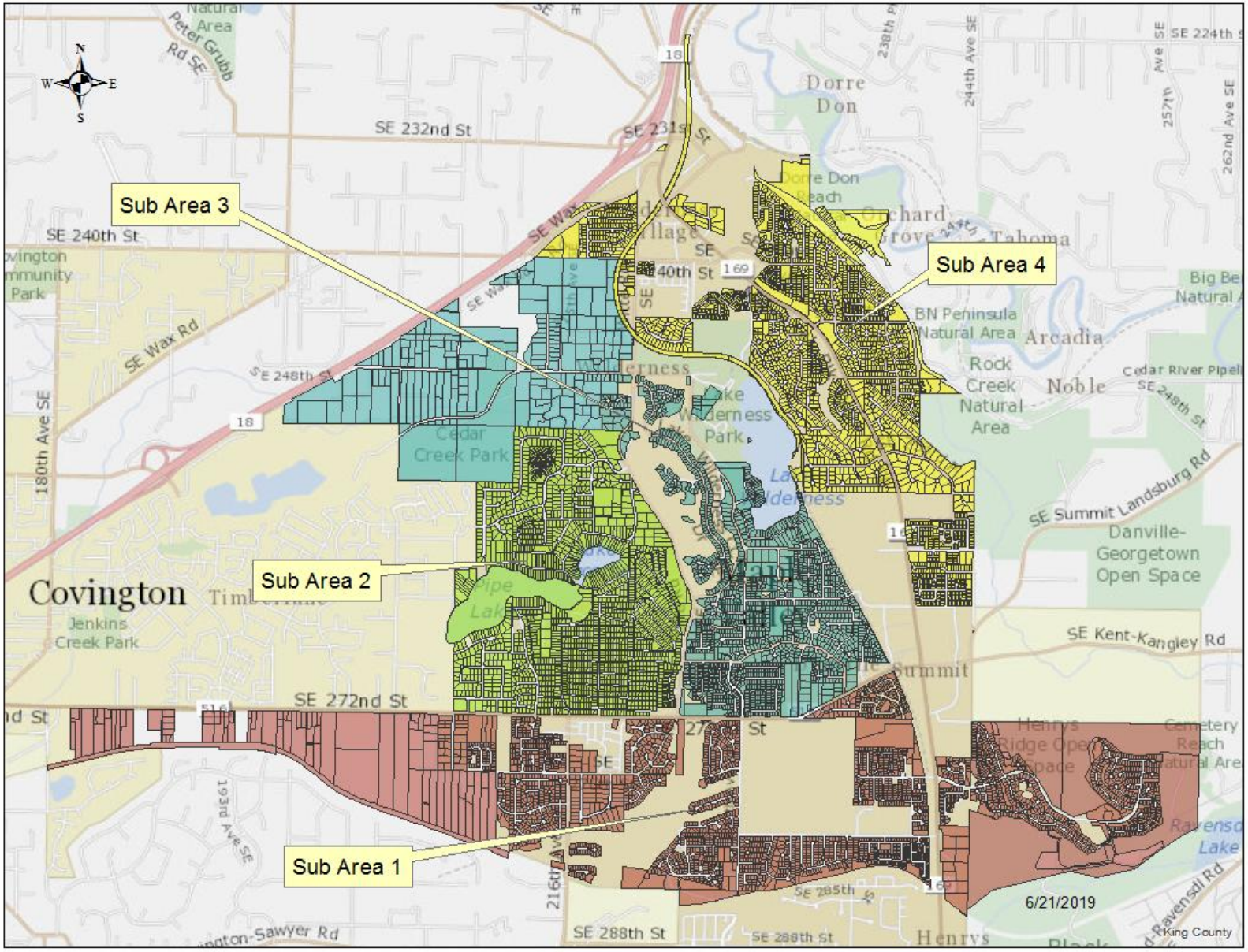
Department of Assessments

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 056 – Overview Map



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Area Information
Area 56 – Maple Valley

Area 56 is located in South King County, east of Kent and Covington. Maple Valley is a desirable community with a small but growing business center. The Tahoma School District of Maple Valley is an award-winning school district that has recently built new elementary and high schools.
The area is highly platted but has tax lots along the north and south borders. Area 56 is homogeneous, comprised mostly of average-quality, moderately priced homes. Roughly one-third of the homes in Area 56 were built in the 1990s. Of the remaining population, most were built in the 1970s and 1980s.

Subarea 1 lies south of Kent-Kangley Road, a major road access to Maple Valley. Along the southern border runs the Burlington Northern railroad tracks, together with a fair number of parcels impacted by power lines running through portions of this subarea. Subarea 1 consists mostly of tax lots, predominantly older homes with some newer developments sprinkled in, as well as some neighborhoods of manufactured homes. The former Elk Run Golf Course site is also located in Subarea 1.

Subarea 2 is densely populated, lying in the center of Area 56. Pipe Lake and Lake Lucerne are located in this subarea. Subarea 2 is bordered to the east by Witte Road SE, a major roadway running north and south through Area 56.

The southern portion of Subarea 3 is populated with predominantly newer plats. At its center are Lake Wilderness and the Lake Wilderness Golf Course. The northern portion of Subarea 3 consists of tax lots in Unincorporated King County, with Highway 18 running along its northern border.

Subarea 4 runs along either side of Highway 169 (the Maple Valley Highway), which offers the other major access route to Maple Valley. It is the most densely populated of the subareas.

Area 056 Housing Profile

Grade 4 / Year Built 1956 / Total Living Area 550

Grade 5 / Year Built 1955 / Total Living Area 1,360

Grade 6 / Year Built 1969 / Total Living Area 1,350

Grade 7 / Year Built 2008 / Total Living Area 2,700

Grade 8 / Year Built 2017 / Total Living Area 3,060

Grade 9 / Year Built 2006 / Total Living Area 2,740

Area 056 Housing Profile

Grade 10 / Year Built 1989 / Total Living Area 2,590

Grade 11 / Year Built 1993 / Total Living Area 5,800

Grade 12 / Year Built 1998 / Total Living Area 5,860

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.