Black Diamond

Area: 057

Area Information

Photo credit: bexreality.com

King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

201 S. Jackson St., KSC – AS – 0708

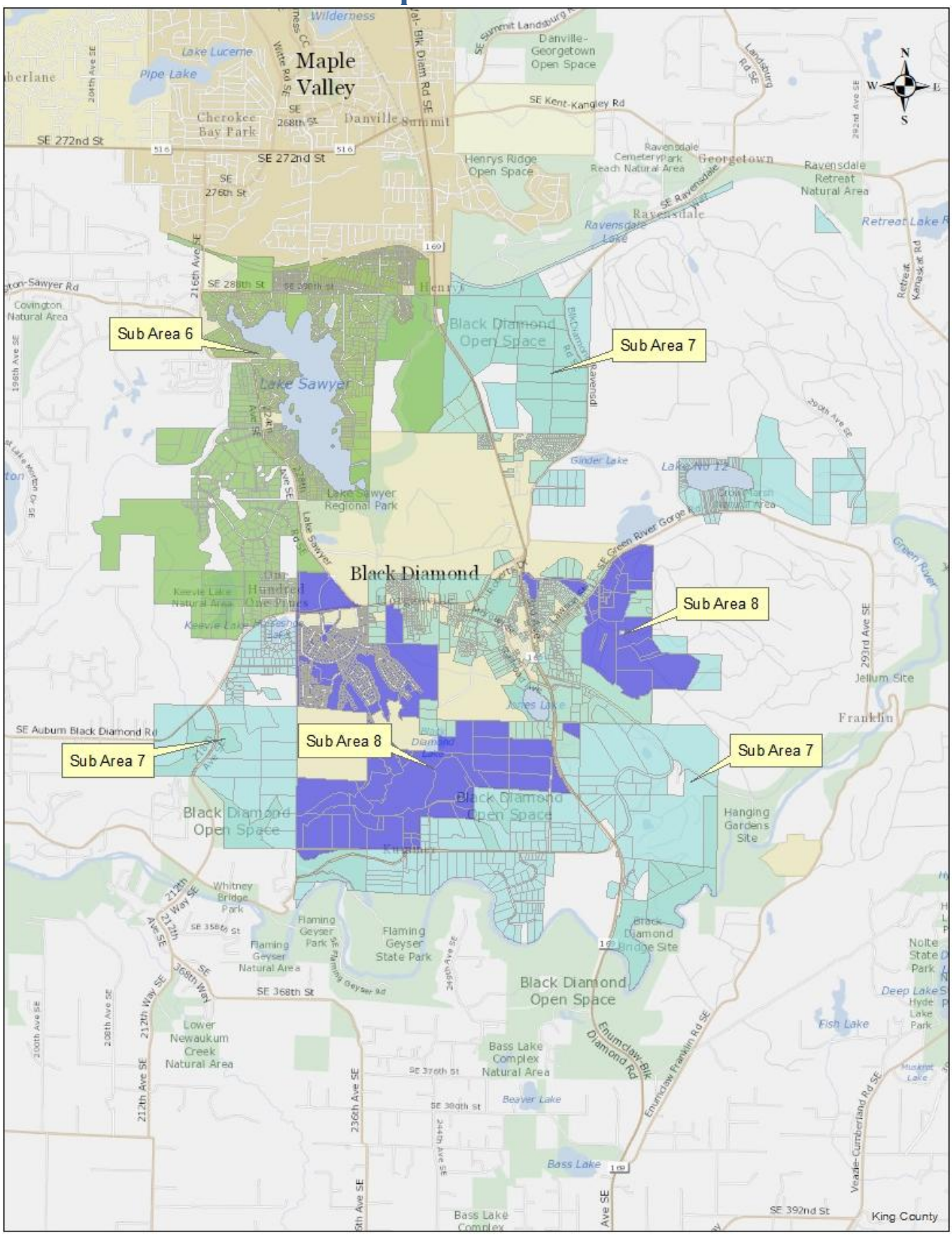
Seattle, WA 98104

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

Email: assessor.info@kingcounty.gov

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

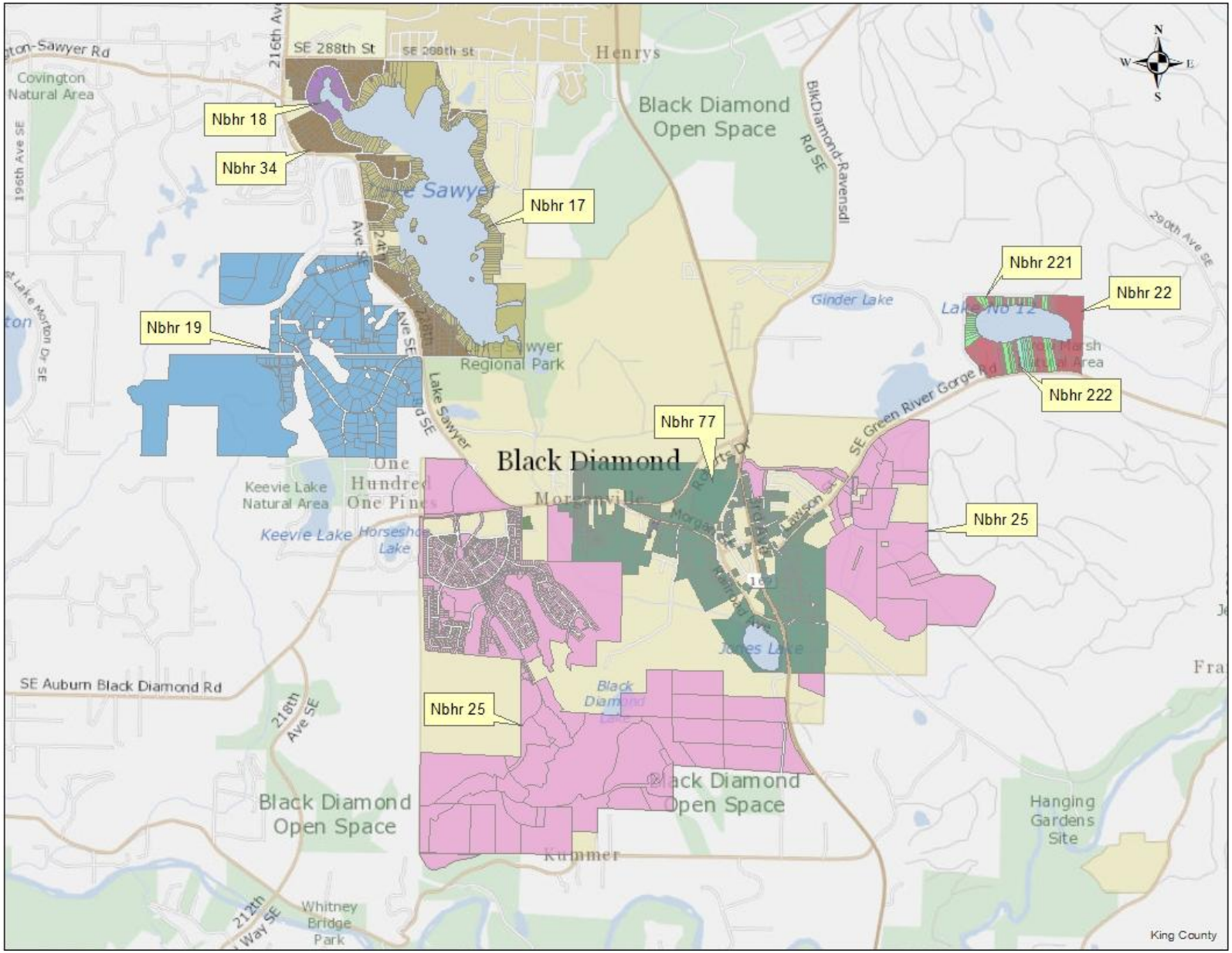
Area 057 Overview Map



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. Scale unknown.

Area 057
Area Information

Neighborhood Map



Area Information

Name or Designation
Area 057 - Black Diamond

Boundaries
Area 57 is comprised of parcels at the south end of Maple Valley near SE 288th at the north end of the area, following State Route 169 and out to Lake Number 12 to the east. The western portion follows neighborhoods surrounding Lake Sawyer. The southern portion of the area contains the City of Black Diamond and the newer Ten Trails development and concludes near the Green River.

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 57 is a diverse area that has numerous geographic influences. The area lies within unincorporated King County, the City of Maple Valley, and the City of Black Diamond. Major arterial highways are 18, 169, and SR-516 (Kent-Kangley Road). The City of Black Diamond has a small, limited commercial base.

The area is comprised of a mixture of rural acreage, older plats, newer plats, and waterfront properties along the Green River, Lake Sawyer, and Lake 12. Properties along the Green River and Lake 12 are typically older, predominantly pre-1970s homes with some scattered good to excellent quality homes throughout.

Area 57 contains the 3rd largest lake in King County, Lake Sawyer, which allows motorized recreational boats. Lake Sawyer has an array of older homes with extensive remodeling or "tear downs" replaced within the last few years by new, higher-quality homes.

The City of Black Diamond has an abundance of pre-1950s homes. The city has made significant gains in overall size by annexing large acreage properties. Within this area of annexation are two Master Plan Unit Developments by a Kirkland based developer, Oakpointe (formerly Yarrow Bay). Many 20-acre parcel tracts in previous timber status have been transferred to residential and are part of this future mixed use development.

The total acreage of the MPD is approximately 1,441. There are two neighborhoods - Ten Trails, which will consist of approximately 4,800 dwelling units, and Lawson Hills, which will consist of approximately 1,250 dwelling units. Both projects are reported to include low-density residential, medium-density residential, high-density residential, commercial, office, and retail space as well as schools, parks, trails, and open space, including buffers and sensitive areas.

The initial phases of Ten Trails have been under construction in recent years, with approximately 1,000 single-family homes and townhomes currently present. There is a 55+ community of attached single-family dwellings also under construction.

Overall, area 57 is typically non-homogeneous and asymmetrical in nature, with housing made up of a variety of building grade quality, age, and lot size. However, homogeneity does exist in platted neighborhoods such as Tahoma Ridge and Ten Trails.

Geographically, the area varies greatly in topography from steep hillsides, rolling hills, and many ravines to the valley floor, with some properties influenced by the Green River.

A number of parcels are impacted by environmental restrictions such as wetlands, streams, and topography. Since a majority of these properties in unincorporated King County are zoned RA5 (one dwelling unit per five acres), many properties have maintained their rural nature that includes privacy, vegetation, and wooded settings.

Area 57 Housing Profile

Grade 4 / Year Built 1968 / TLA 660

Grade 5 / Year Built 1906 /TLA 880

Grade 6 / Year Built 1975 / TLA 910

Grade 7 / Year Built 1972 / TLA 1,150

Grade 8 / Year Built 1997 / TLA 2,400

Grade 9 / Year Built 2015 / TLA 3,610

Area 57 Housing Profile… Continued

Grade 10 / Year Built 2008 / TLA 3,980

Grade 11 / Year Built 2005 / TLA 5,270

Grade 12 / Year Built 2019 / TLA 5,870

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.