Lake Youngs

Area: 060

Area Information for Assessment Roll

King County

Department of Assessments

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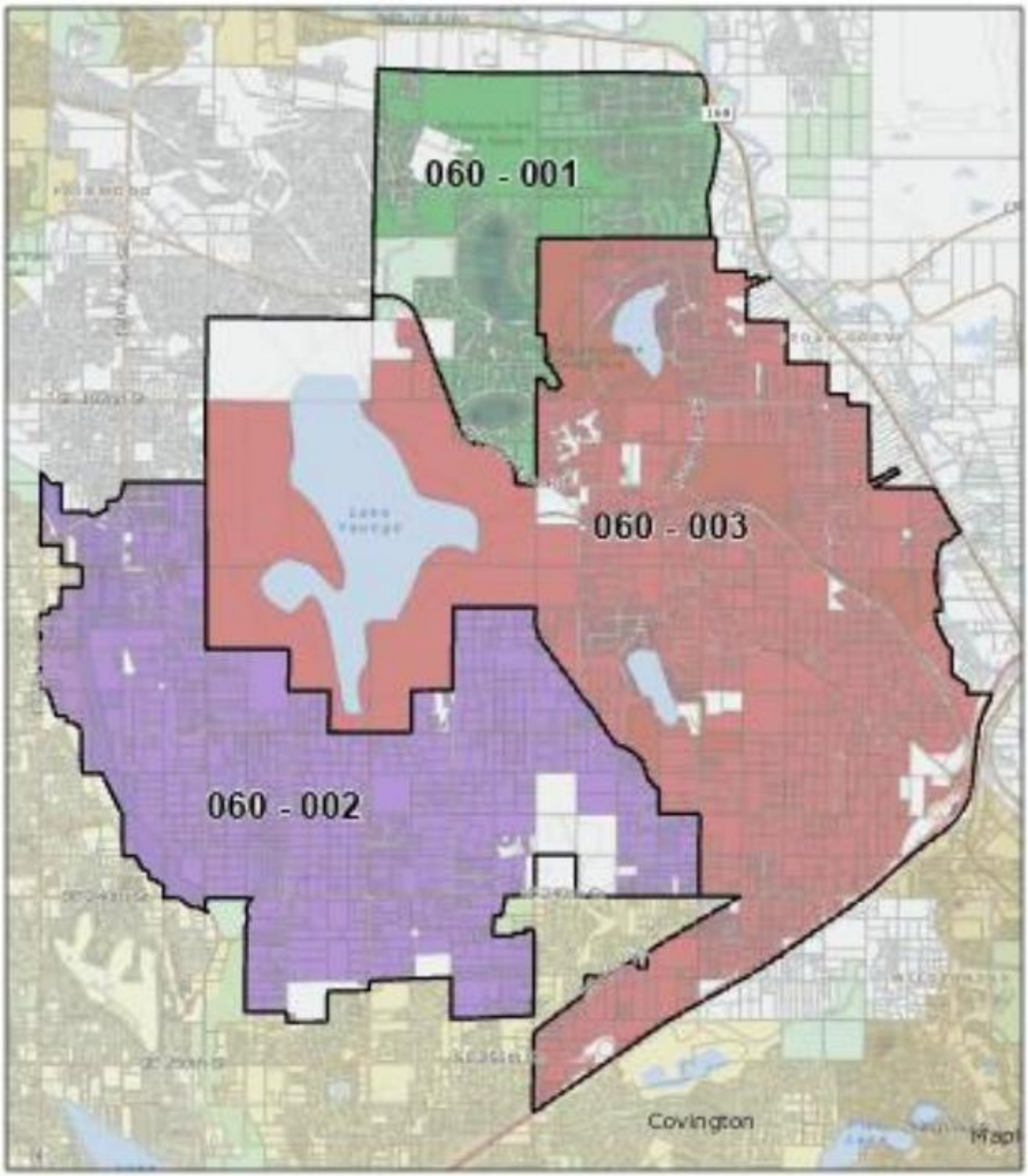
Area 060 - Overview Map



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Area Information
Area 60 – Lake Youngs

Boundaries
Area 60 is bounded on the north and east by the Renton Maple Valley Road (Highway 169). The southerly boundary varies, but generally follows Highway 18 and the northern border of the City of Covington. The western border is also irregular with its western-most boundary of 132nd Avenue SE.

Area 60 is located in Southeast Unincorporated King County. It lies east of the Renton city limits, north and east of Kent, and north of Covington. The area surrounds Lake Youngs, a secured reservoir developed by the Seattle Water Department in the late 1920s to store surplus Cedar River water. The land immediately adjacent to Lake Youngs remains undeveloped due to watershed protection, which limits access and any residential or commercial development. The surrounding area retains a mix of rural and suburban characteristics. Larger 5- to 10-acre lots, as well as equestrian and hobby farm properties, remain prevalent outside the growing platted subdivisions. The area continues to see moderate infill development, particularly in zones where sewer infrastructure and Urban Growth Area boundaries permit higher density. Newer plats generally feature Grade 8 to Grade 10 homes, while higher-end Grade 11+ custom homes have emerged on premium or view lots. Major arterials in the area include Highway 18 and Petrovitsky Road, providing easy access to major shopping centers such as Southcenter, the Supermall in Auburn, and The Landing in Renton, along with major freeways and highways, such as Highway 169, Highway 167, and Interstate 405. Portions of the area are affected by numerous issues, such as wetlands, topography, and power lines. One of the major appeals of Area 60 is the area's four small lakes: Lake Desire, Shady Lake, Spring Lake, and Shadow Lake.

Housing inventory within Area 60 ranges from early 20th-century dwellings to recent construction, with overall quality levels from Grade 3 to Grade 13. Most existing inventory falls in the Grade 7 to Grade 9 range. Homes are highly variable in style and age, and valuation adjustments are frequently required due to atypical site configurations, topography, or lack of standard neighborhood conformity. A mixture of manufactured homes, ADUs, and vacant residential sites is dispersed throughout the Area.

Subarea 1 – Northern Section
Subarea 1 is at the northern end of Area 60. It includes the large, newer development of Woodside at McGarvey Park, which features mostly Grade 8, 9, and 10 homes, some with partial mountain or territorial views. These homes were mostly built after 2010 and are on smaller lots with suburban layouts.

The northeast portion of this subarea has older and more modest homes, including manufactured homes. This area is less uniform in quality and layout. Two lakes—Lake Desire and Shady Lake—are located in this subarea. Homes near the lakes vary in quality and value, depending on lake access, views, and lot usability. Public water and sewer services are mostly available in this subarea, especially in the newer developments.

Subarea 2 – Southwest Section
Subarea 2 covers the southwest part of Area 60. The northwest corner includes older plats with modest homes from the 1960s to the 1990s, generally Grades 5 to 7. The rest of the subarea is more rural, with larger lots and a wide range of home styles and quality, anywhere from Grade 4 to 11. Some custom homes and newer construction exist, often built on individual parcels. There are also ADUs and manufactured homes throughout. This area mostly uses septic systems and private water. New development is limited due to zoning, topography, and lack of sewer access.

Subarea 3 – Eastern Section

Subarea 3, which makes up the eastern portion of Area 60 and is the most rural of the three, includes Shadow Lake, Spring Lake, and the Lake Youngs Reservoir. Due to watershed protections, development around Lake Youngs is restricted. There are some newer plats of good-quality homes (typically Grades 8–10) in the northwest corner of this subarea, but most of the area consists of large lots with single-family homes, many on wells and septic systems.

Area 060 Housing Profile

Grade 4/ 1947/Total Living Area 580

Grade 5/ 1929/Total Living Area 890

Grade 6/1945/Total Living Area 1,240

Grade 7/1992/Total Living Area 1,720

Grade 8/ 1981/Total Living Area 2,750

Grade 9/2000/Total Living Area 3,390

Area 060 Housing Profile ...continued.

Grade 10/ 2007,Total Living Area 4,300

Grade 11/ 2008/Total Living Area 4,940

Grade 12/ 2006/Total Living Area 6,970

Grade 13/ 2004/Total Living Area 8,905

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.