NW Renton Hill

Area: 85

Area Information

King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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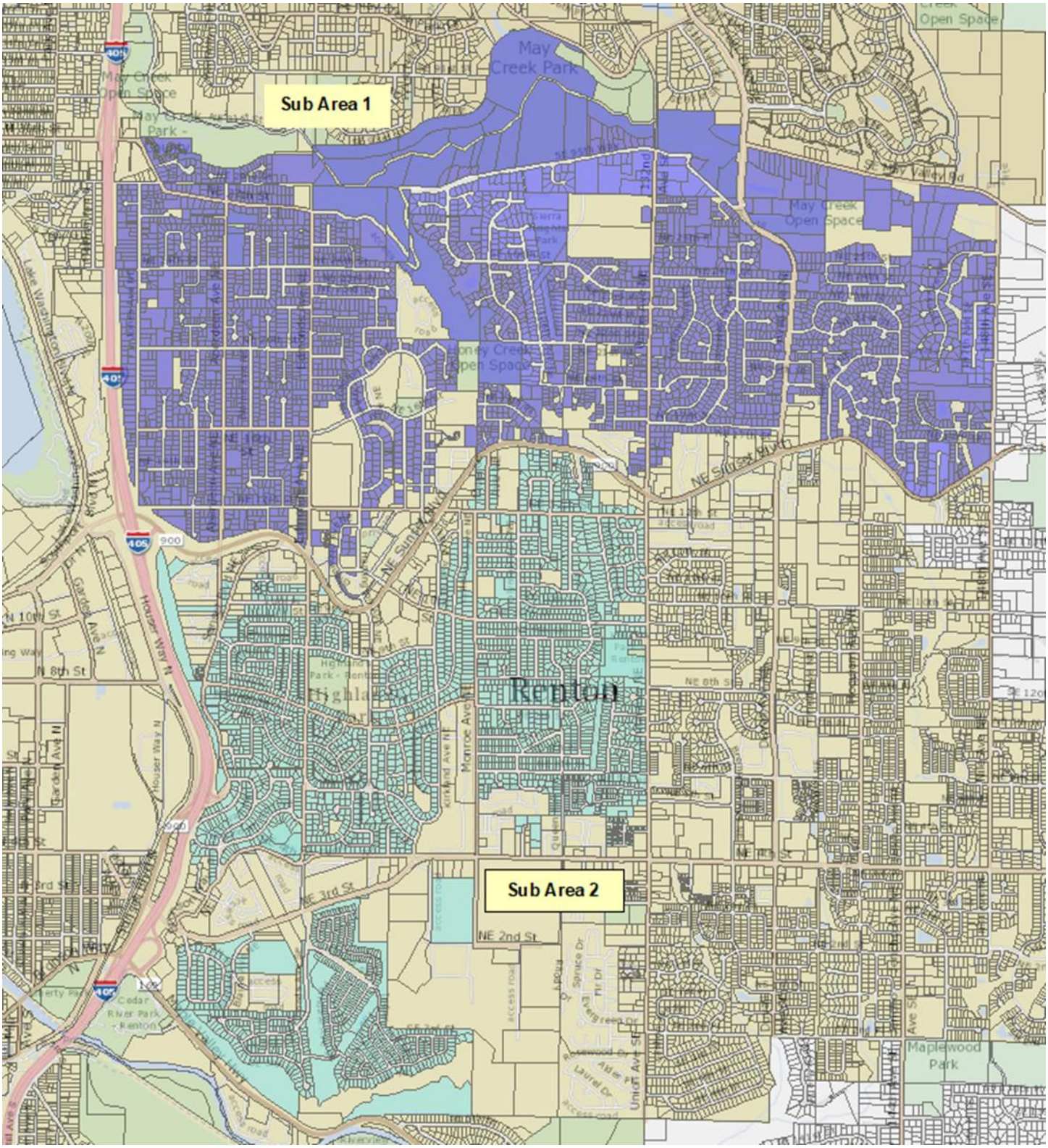
Area 85 Map


Sub Area 1
Sub Area 2
Renton
May Creek Park
May Creek Open Space
NE 3rd St
NE 2nd St
NE 8th St
Maplewood Park

Area Information

Area Description

Area 85 is located in southeast King County east of the downtown area of Renton, south of Newcastle, and southeast of Lake Washington. The majority of the area lies within the Renton city limits, with small pockets in the northeastern portion of the area still situated in unincorporated King County. The entire area has excellent access to Interstate 405 and Highway 169. Seattle-Tacoma International Airport and the Westfield Southcenter Mall are within a reasonable drive. The western portion of the area offers views of the Olympic Mountains, a partial City of Seattle, and territorial views of the valley below. Some southern portions of the area offer views of Mt. Rainier and the valley along Hwy 169.

Area 85 is experiencing increased growth and development. The area was historically associated with lower grade improvements, ranging from grade 5 to grade 8. Builders have recently begun to meet the market demand for higher-grade improvements. This has resulted in the construction of higher quality homes, building grades 9 through 11. Many of these higher-grade homes are selling for over $1.5 million dollars.

There is a high demand for larger lots with short plat potential due to the growing population and increased market for new construction in the greater Seattle area.

Area 85 Housing Profile

Grade 5 / Year Built 1952 / TLA 1,010

Grade 6 / Year Built 1952 / TLA 700

Grade 7 / Year Built 1966 / TLA 1,170

Grade 8 / Year Built 1999 / TLA 2,418

Grade 9 / Year Built 2011 / TLA 2,910

Grade 10 / Year Built 2015 / TLA 3,200

Area 85 Housing Profile

Grade 11 / Year Built 2017 / TLA 4,040

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.