Steel Lake/ Star Lake

Area: 026

Area Information

King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

201 S. Jackson St, KSC-AS 0708

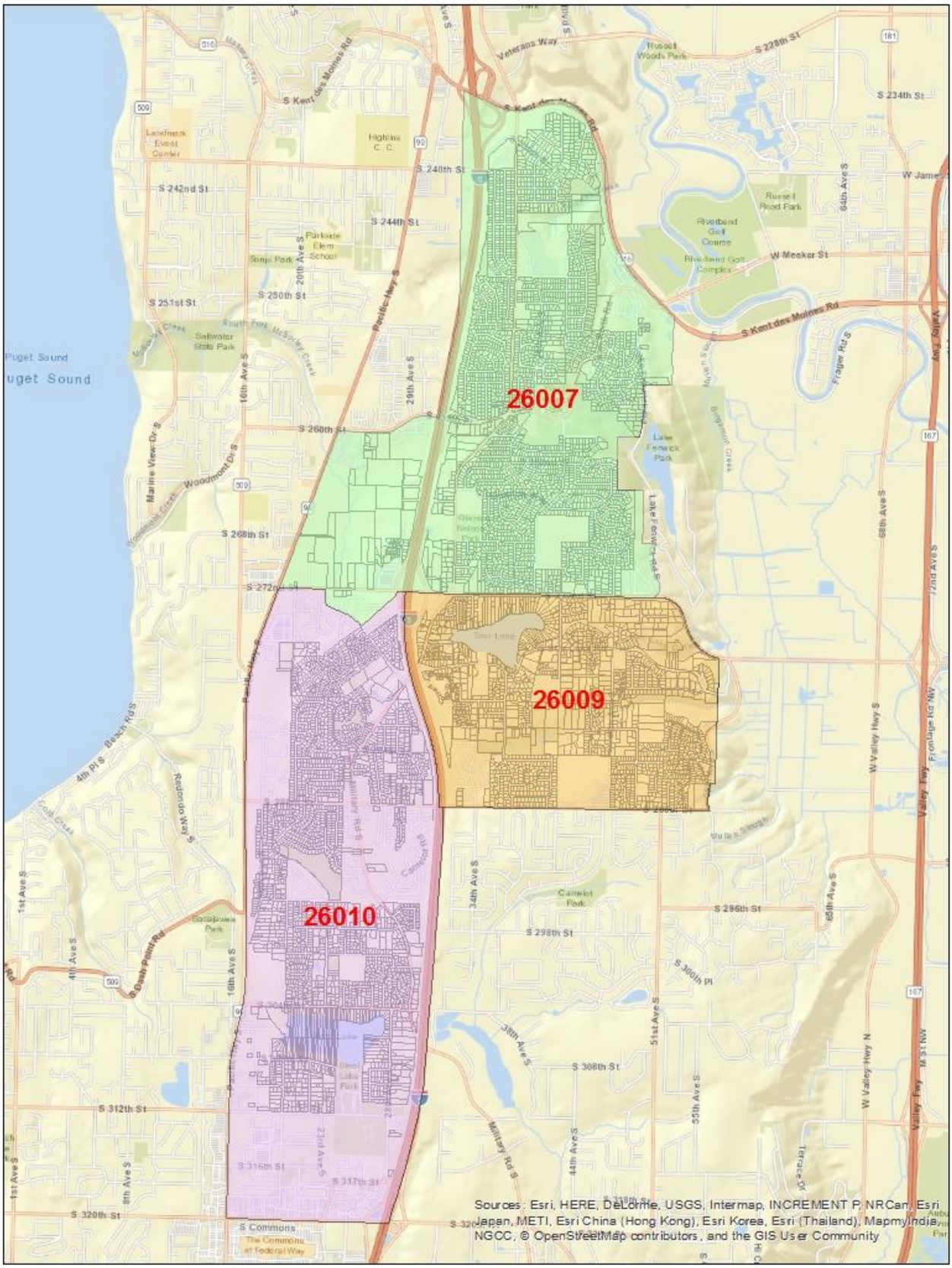
Seattle, WA 98104

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

Email: assessor.info@kingcounty.gov

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

Area 026 - Overview Map



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Area Information
Area 026 – Steel Lake/ Star Lake

Area 026 is divided into three sub-areas: 7, 9, and 10.

Sub-area 7 is comprised of the western portion of Kent. The boundaries are south of Kent-Des Moines Road and north of S. 272nd Street between Pacific Highway South and the ridge overlooking the Kent and Auburn Valley. This sub-area is dominated by homes built during the 1970's and 1980's consisting of mostly grade 7's and 8's. The western portion is negatively affected by traffic noise from I-5 and Military Road, while the eastern portion has Cascade, Mount Rainier, and territorial views overlooking the Kent and Auburn Valley.

Sub-area 9 is comprised of unincorporated portions of Auburn. The boundaries are south of S. 272nd Street and north of S. 288th Street between I-5 and the ridge overlooking the Kent and Auburn Valley. This sub-area is comprised of more recent homes than sub-area 7, with most of the homes built from 1990 to present day. Building grades of 7 to 9 dominate sub-area 9. The western portion is negatively affected by traffic noise from I-5, and the eastern portion has Cascade, Mount Rainier, and territorial views overlooking the Kent and Auburn Valley. Sub-area 9 also contains Star Lake, which offers waterfront properties with a more private setting.

Sub-area 10 is comprised of the eastern portion of Federal Way. The boundaries are south of S. 272nd Street and north of S. 320th Street between Pacific Highway South and I-5. This sub-area is dominated by homes built in the 1970's with some trends toward newer developments. Building grades of 7 and 8 make up most of this sub-area. The eastern portion is negatively affected by traffic noise from I-5. Some more elevated properties offer views of the Puget Sound. Overall, this sub-area offers the convenience of closer proximity to the commercial portion of Federal Way. Sub-area 10 contains Steel Lake, which offers waterfront properties along with a large public park.

Area 026 Housing Profile

Grade 4/ Year Built 1948/ Total Living Area 600sf

Grade 5/ Year Built 1945/ Total Living Area 800sf

Grade 6/ Year Built 1957/ Total Living Area 1,140sf

Grade 7/ Year Built 1978/ Total Living Area 2,020sf

Grade 8/ Year Built 1993/ Total Living Area 2,140sf

Grade 9/ Year Built 1995/ Total Living Area 2,730sf

Area 026 Housing Profile ...continued

Grade 10/ Year Built 1990/ Total Living Area 3,920sf

Grade 11/ Year Built 2007/ Total Living Area 5,440sf

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.