West Hill Auburn

Area: 027

Area Information

King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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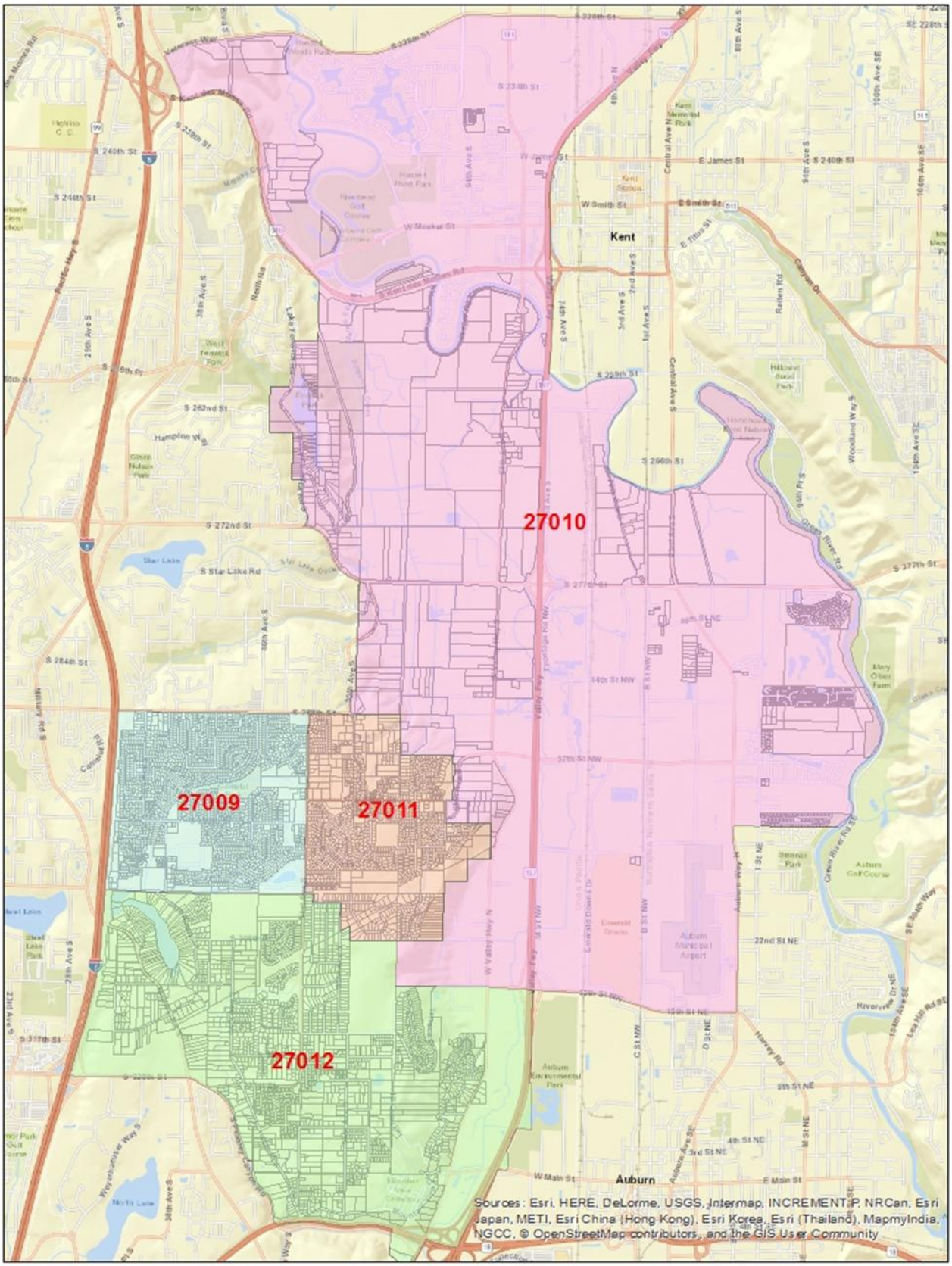
Area 027 - Overview Map



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Area Information
Area 027 – West Hill Auburn

Area 27 is in the southwest portion of King County, and includes portions of Kent, Auburn and unincorporated King County. It is easily accessed from Highway 167, Interstate 5, and the West Valley Highway. There are several major shopping areas near Area 27; the Super Mall, City of Auburn, City of Kent and a short drive to City of Renton, and Southcenter Mall. Amenities within Area 27 include Emerald Downs Horse Racing Track, 3 bike trails, a golf course, two lakes with public fishing, several parks, and u-pick farms. The Green River Valley runs through the center of Area 27. This valley, historically, was farming and dairy but has been converted to more industrial uses and business parks. Most homes in Area 27 are in developed subdivisions built in the 1960's-1990's and of average quality. There are some properties with views of Mt. Rainier, the surrounding territory, and the Cascades.

There are four sub-areas within Area 27, 9-12. Sub area 9 is a densely populated, homogeneous area, located on the West Hill of Auburn. It consists mostly of average quality homes (Grade 7), built in the 1970's. This sub area has been and remains stable. Houses receive general updating and are overall well maintained.

Sub area 10 encompasses the Green River Valley including Lake Fenwick in the Northwest portion and some of incorporated Auburn east of highway 167. Lake Fenwick is a 22-acre lake with public waterfront access and a park. There are 67 waterfront properties; 30 are improved with single family or mobile home residences, 37 are vacant. Sub 10 is low-lying land and greatly affected by flooding from the Green River. Most of the valley is in the floodway. Sub Area 10 is also affected by traffic from Highway 167. Sub Area 10 consists of average quality homes (Grade 7), the majority built after the year 2000. There are townhomes and mobile homes within the sub area. In an effort to retain valuable farmland, a large portion of the sub area is zoned for agricultural use. Many of the agricultural properties have had the development rights sold to King County and can only be used for 1 or 2 building sites.

Sub Area 11 is situated between sub areas 9, 10, and 12, blending the residential plats from sub area 9 to the more rural areas of 10 and 12. It is mostly platted but retains some of the rural feeling of the Kent valley. The majority of the homes were built in the 1980's and in average to good quality (Grade 7 and 8).

Sub area 12 has a wide representation of ages and grades of homes ranging from average to better (Grade 7-9) in quality of construction and the majority built anywhere from the 1950s to new construction. Lake Dolloff is a 20-acre lake with public access located in Sub 12, 3 miles northwest of Auburn. There are 75 parcels with waterfront; 55 parcels are improved with single family or mobile home residences, and 20 parcels are vacant.

Area 027 Housing Profile

Grade 4/ Year Built: 1942/ Total Living Area: 430sf

Grade 5/ Year Built: 1918/ Total Living Area: 750sf

Grade 6/ Year Built: 1968/ Total Living Area: 910

Grade 7/ Year Built: 1967/ Total Living Area: 1,250sf

Grade 8/ Year Built: 2013/ Total Living Area: 2,626sf

Grade 9/ Year Built: 2015/ Total Living Area: 3,306sf

Area 027 Housing Profile ...continued

Grade 10/ Year Built: 1991/ Total Living Area: 3,170sf

Grade 11/ Year Built: 1989/ Total Living Area: 4,900sf

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.