Auburn

Area: 028

Area Information

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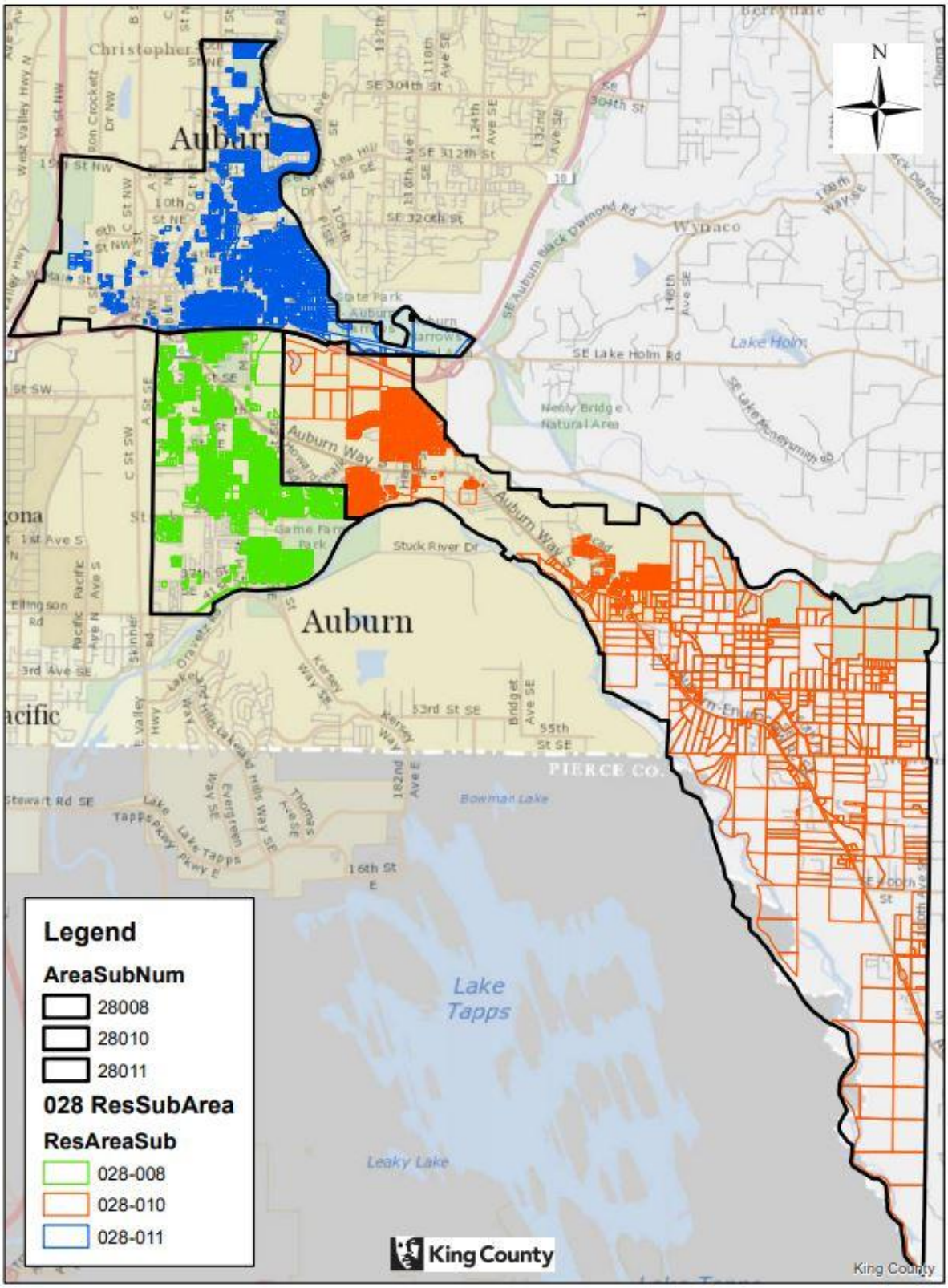
Area 028 - Overview Map



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Area Information
Area 028 – Auburn

Name or Designation
Area 028 - Auburn

Boundaries
Area 28 is bounded approximately by 31st ST to the north, the White River to the south, generally a north south line along 180th Av SE between the Green and White Rivers to the east, and Auburn Way N, Valley FRWY, and A ST N to the west.

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 County Administration Building.

Area Description
Area 028 is located between Seattle and Tacoma in the shadow of Mt. Rainier. Area 28 has three sub areas, two rivers the Green and White, and two nations making this a very diverse area.

Sub area 11 generally encompasses the City of Auburn north of HWY 18. Sub area 8 generally encompasses the City of Auburn south of HWY 18. Sub Areas 8 and 11, Auburn City, has a varied mixture of single family, multi-family, commercial, and industrial uses. The single-family development is a mixture of houses built from the early 1900's to present. There have been a few newer subdivisions with a small amount of infill in the older neighborhoods.

Sub area 10, located southeasterly of sub area 8, includes a portion of the City of Auburn, unincorporated King County and the Muckleshoot Indian Reservation. Sub area 10 is home to the Muckleshoot Tribal Casino and Bingo enterprises, the White River Amphitheatre, and most of the larger acreage parcels in area 28. Although there are plats, most of this segment is rural in nature. Views of Mount Rainier are common in this area along with lesser views of the Cascades and the White and Green River valleys. White River frontage is not considered a premium in this area as most is extreme high bank, rendering the waterfront itself inaccessible. Many of the unplatted parcels are impacted by limited access, and sensitive areas such as topography, streams, and wetlands.

Overall, the typical quality of homes is a grade 7 approximately 1500 - 2000 square feet and built in the 1960's and 1970's. The City of Auburn also has a large number of multifamily properties. Waterfront properties consist of those properties along the Green and White Rivers. Auburn's commercial district located in sub areas 8 and 11 have many automotive dealerships and a variety of retail stores and light industrial. Other notable influences are the Auburn Municipal Airport which serves small and private aircraft, Emerald Downs Racetrack, and The Boeing Company.

Area 028 Housing Profile

Grade 4 / 1914 Year Built / Total Living Area 740

Grade 5 / 1922 Year Built / Total Living Area 820

Grade 6 / 1925 Year Built / Total Living Area 906

Grade 7 / 1959 Year Built / Total Living Area 1,600

Grade 8 / 1968 Year Built / Total Living Area 2,690

Grade 9 / 1989 Year Built / Total Living Area 3,610

Area 028 Housing Profile

Grade 10 / 1991 Year Built / Total Living Area 3,160

Grade 11 / 2001 Year Built / Total Living Area 4,680

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.