Kentridge

Area: 029

Area Information for Assessment Roll

King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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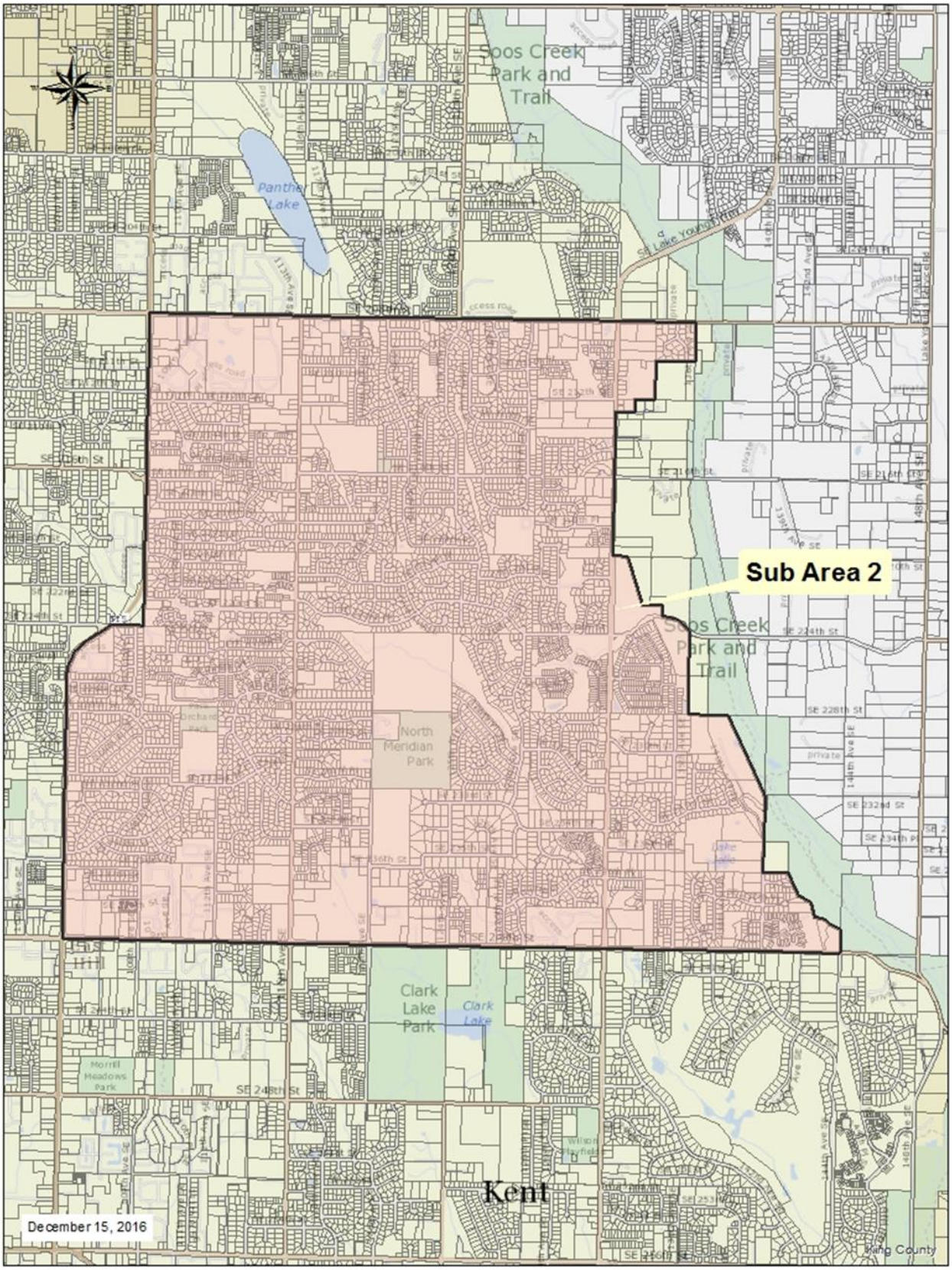
Area 029 - Overview Map



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Area Information
Area 029 – Kentridge

Area 029 is located in the northeast corner of the City of Kent in an area known as East Hill Kent. The area has an overall housing population that is homogeneous and suburban in nature with little topography and no views or waterfront. It has easy access to downtown Kent and its amenities. The area is well serviced by a full range of commercial and professional services, parks, public transportation, schools, and easy access to Highway 167.

Area 029 has only one sub-area; sub-area 2. Of the improved parcels, 95% of the homes are graded as 7 or 8. Homes were built between 1902 to present day with a predominant year built from 1970 to 2000.

This is a very stable area of moderate-priced homes with some farm-like properties mixed within it. Most of the homes have not been upgraded, and there is little new construction in progress at this time.

Area 029 Housing Profile

Grade 6/ Year Built 1976/Total Living Area 1170 SF

Grade 9/Year Built 1998/Total Living Area 2540 SF

Grade 7/Year Built 1981/Total Living Area 1730 SF

Grade 10/Year Built 2007/Total Living Area 4190 SF

Grade 8/Year Built 1990/Total Living Area 2190 SF

Grade 11/Year Built 2003/Total Living Area 12,170 SF

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.