Benson Hill/ Panther Lake

Area: 051

Area Information

King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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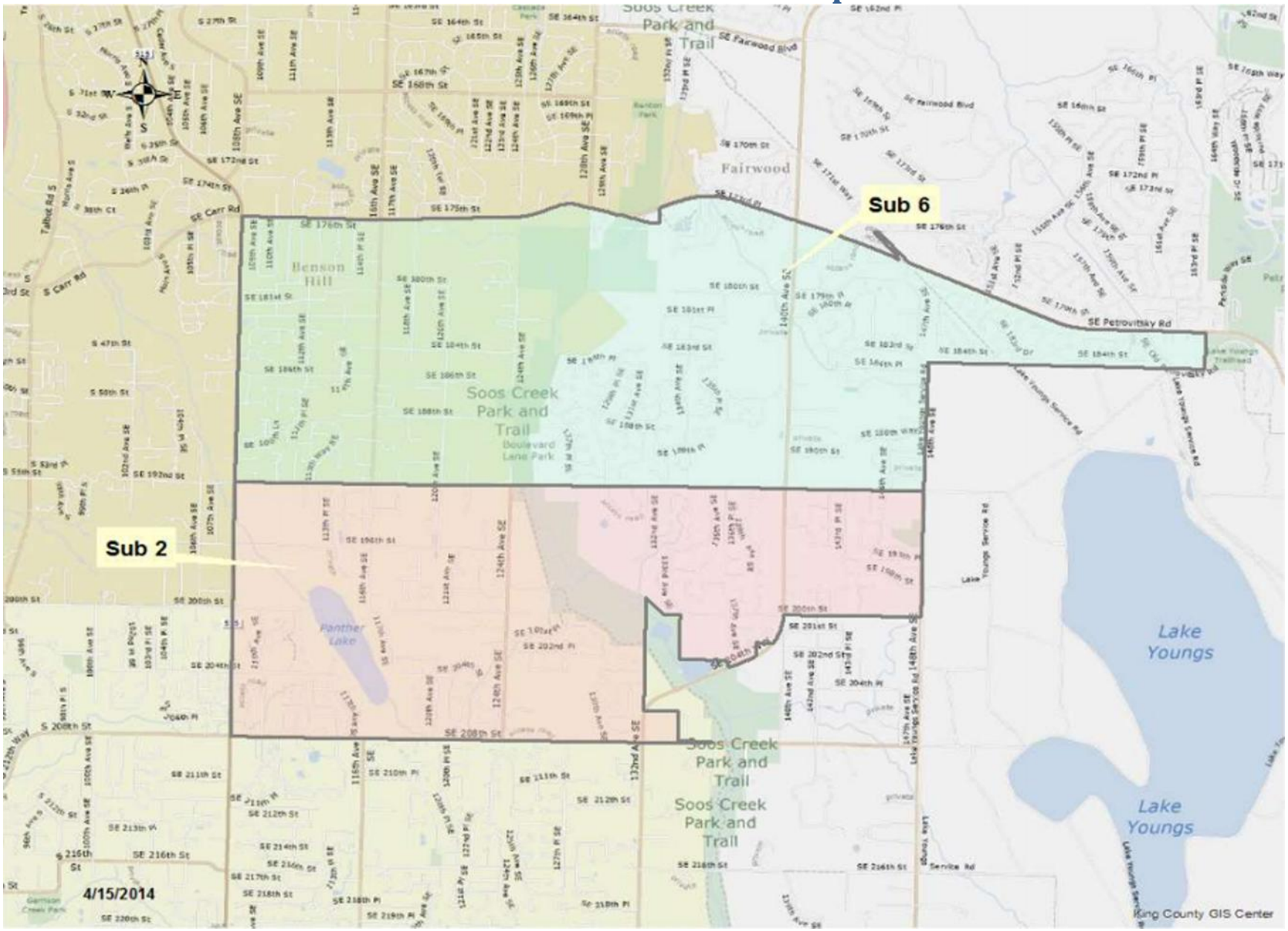
Area 051 – Overview Map



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Area Information
Area 051 – Benson Hill/ Panther Lake

Area 51 has a mixture of older established plats, tax lots, acreage, and newer subdivisions. The area is bounded by major arterials and highways and is near Interstate 5 and 405 with good access to major business and employment centers, shopping and medical facilities. Some topography and traffic noise issues adversely affect this area. Soos Creek Park and Trail runs through the center of Area 51 and provides numerous bike paths, walking trails and recreation opportunities.

The area has over of 6,000 parcels, divided into 2 subareas.

Subarea 2, located in the southern portion of Area 51, is mostly within the city limits of Kent. Located in this sub-area is Panther Lake, a small lake of 34 surface acres. There is public access and a boat launch on the lake, however no parks. The lake is shallow and most of the lake surface is covered by water lilies limiting actual and potential beneficial uses.

Subarea 6, located in the northern portion of Area 51, is almost equally divided between the City of Renton and unincorporated King County. Larger parcels are being developed from single family sites into several small sites with new improvements.

This is primarily a single-family residential area. Most of the improvements are of grade 7 or 8, single family dwellings in average condition.

Area 051 Housing Profile

Grade 5/ Year Built 1941/ Total Living Area 910

Grade 8/ Year Built 1999/ Total Living Area 3860

Grade 6/ Year Built 1968/ Total Living Area 1010

Grade 9/ Year Built 1992/ Total Living Area 3440

Grade 7/ Year Built 1979/ Total Living Area 1760

Grade 10/ Year Built 2002/ Total Living Area 3460

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.