Redondo / Dash Point

Area: 052

Residential Revalue for 2025 Assessment Roll

Salt Water State Park

King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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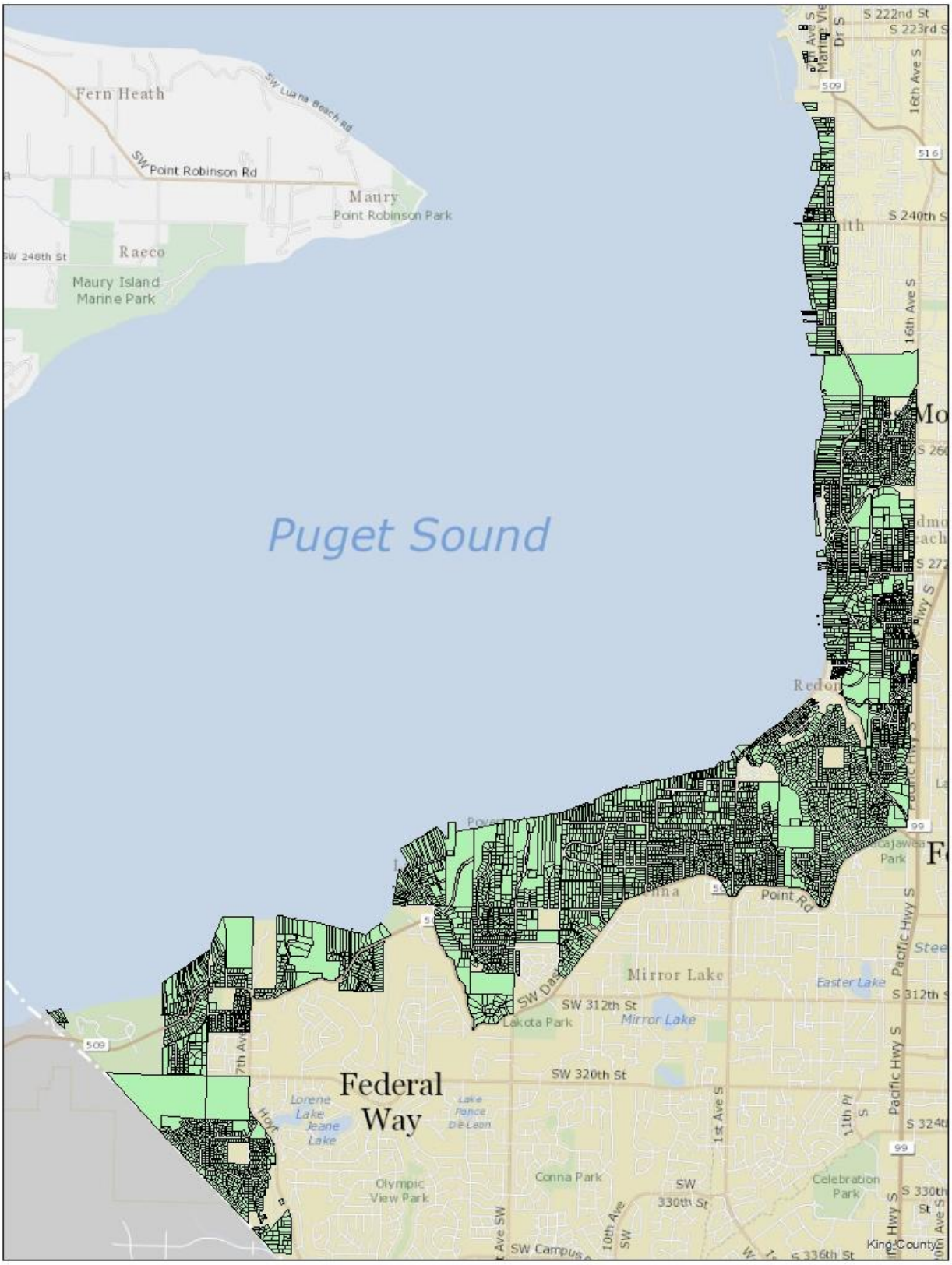

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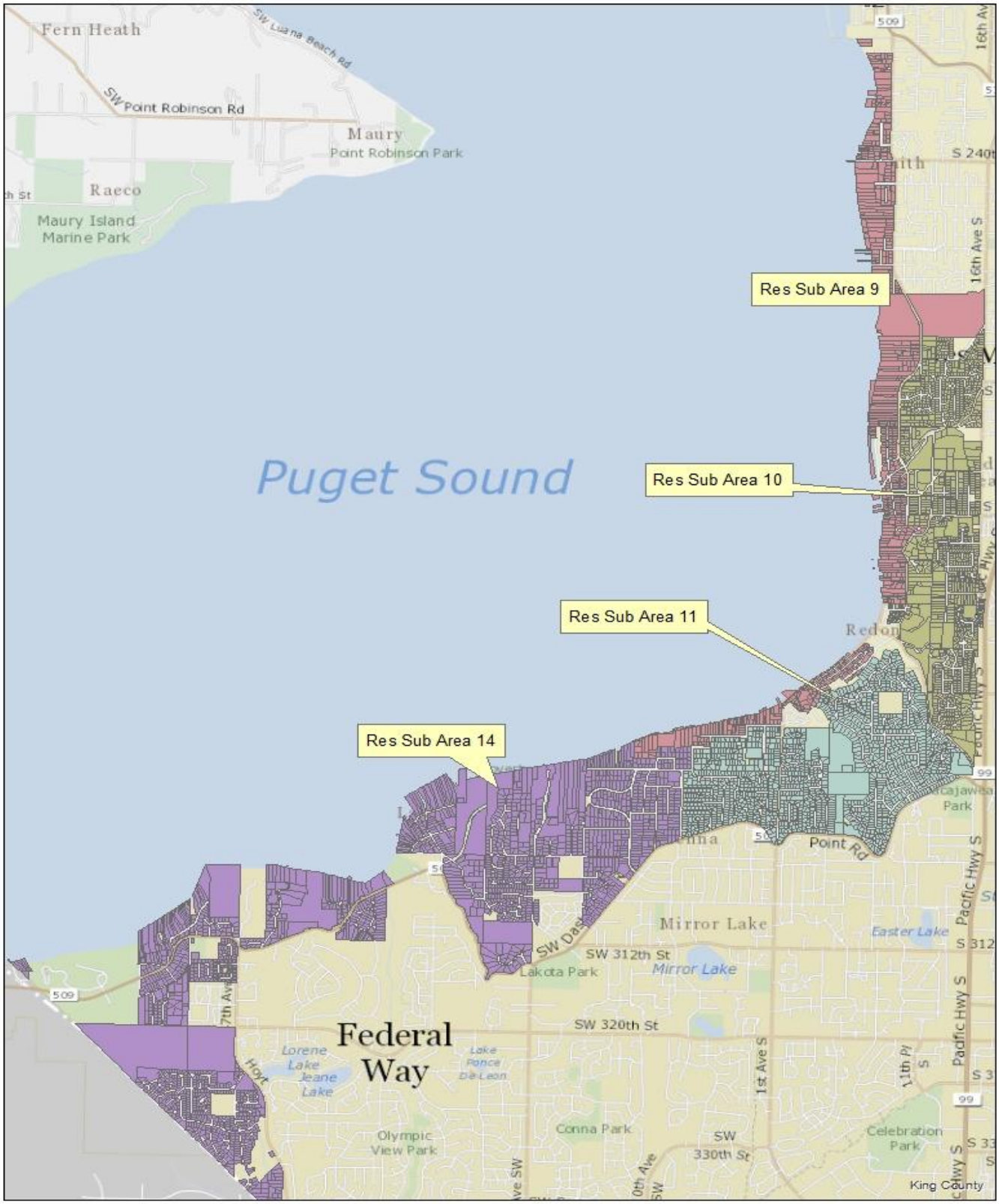

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Area Information

Name or Designation

Area **Error! Reference source not found.** - Redondo / Dash Point

Boundaries Des Moines waterfront south of S 226th St, west of Marine View Drive to Salt Water State Park then continues south to 1St Av S, west of 16th Av S. Federal Way south of Redondo Way S to county line and west of S Dash Point Rd. Includes portion of Twin Lakes between Hoyt Rd and SW 336th St.

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 Street Center.

Area Description

Area 52 is divided into four sub-areas: 9, 10, 11, and 14. It includes Puget Sound waterfront parcels with water views. The jurisdictions represented are Des Moines and Federal Way. Area 52 has easy access to Interstate 5, Pacific Highway South, and shopping areas in Downtown Des Moines and the larger Federal Way Commons Mall area. Most of the big box stores and chain restaurants are located in Federal Way.

The characteristics that influence market values most are waterfront, waterfront bank, access, water views, topography, and traffic nuisance. Area 52 is diverse; home styles, construction years, and quality vary greatly—from low-quality (grade 4) beach homes built in the 1930s to recently constructed luxury homes (grades 12-13). All waterfront parcels are in sub-areas 9 and 14, but the type of waterfront bank and access differ significantly between these sub-areas. Sub-area 9's waterfront generally features low or medium banks with easier access, including some walk-in properties. In contrast, sub-area 14's waterfront is mainly high bank with limited or no access.

The northern end of sub-area 9 includes Des Moines waterfront, with residential properties along the west side of Marine View Drive up to Salt Water State Park. This section mainly contains commercial-zoned properties with some residential homes. The rest of sub-area 9, from Saltwater State Park south to the Redondo neighborhood east of Marine View Drive including the subdivision of Woodmont are predominantly grade 7 to 10 homes with Puget Sound views. Redondo, also in sub-area 9, is an older neighborhood with excellent views of Puget Sound. Waterfront parcels along Redondo Beach Drive were previously classified as no-access waterfront plus views because the lots are split by Redondo Beach Drive and the Redondo Boardwalk. For assessment purposes, these have now been reclassified as waterfront parcels with a reduction for bifurcation, but no adjustment is made for views.

Sub-area 10 features homes of average grade, with some parcels offering views of Puget Sound but no waterfront or land issues in the platted subdivisions. Sub-area 11 includes higher-grade homes with views, such as in Marine Hills, Buenna, and Mar Cheri. There are no waterfront parcels in sub-area 11. Sub-area 14 is located in Federal Way, extending from 1st Avenue South to the King County line. Dash Point State Park partially falls within this area.

Area 52 Housing Profile

Grade 5/Year built 1959/ TLA 600

Grade 6/ Year built 1941/ TLA 780

Grade 7/ Year built 1979/ TLA 1,480

Grade 8/ Year built 1977/ TLA 2,770

Grade 9/ Year built 2005/ TLA 2,084

Grade 10/ Year built 2000/ TLA 3,770

Area 52 Housing Profile

Grade 11/ Year Built 1995/TLA 4,520

Grade 12/ Year built 2007/ TLA 6,190

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.