Twin Lakes

Area: 053

Area Information for Assessment Roll

https://en.wikipedia.org/wiki/Federal_Way,_Washington

King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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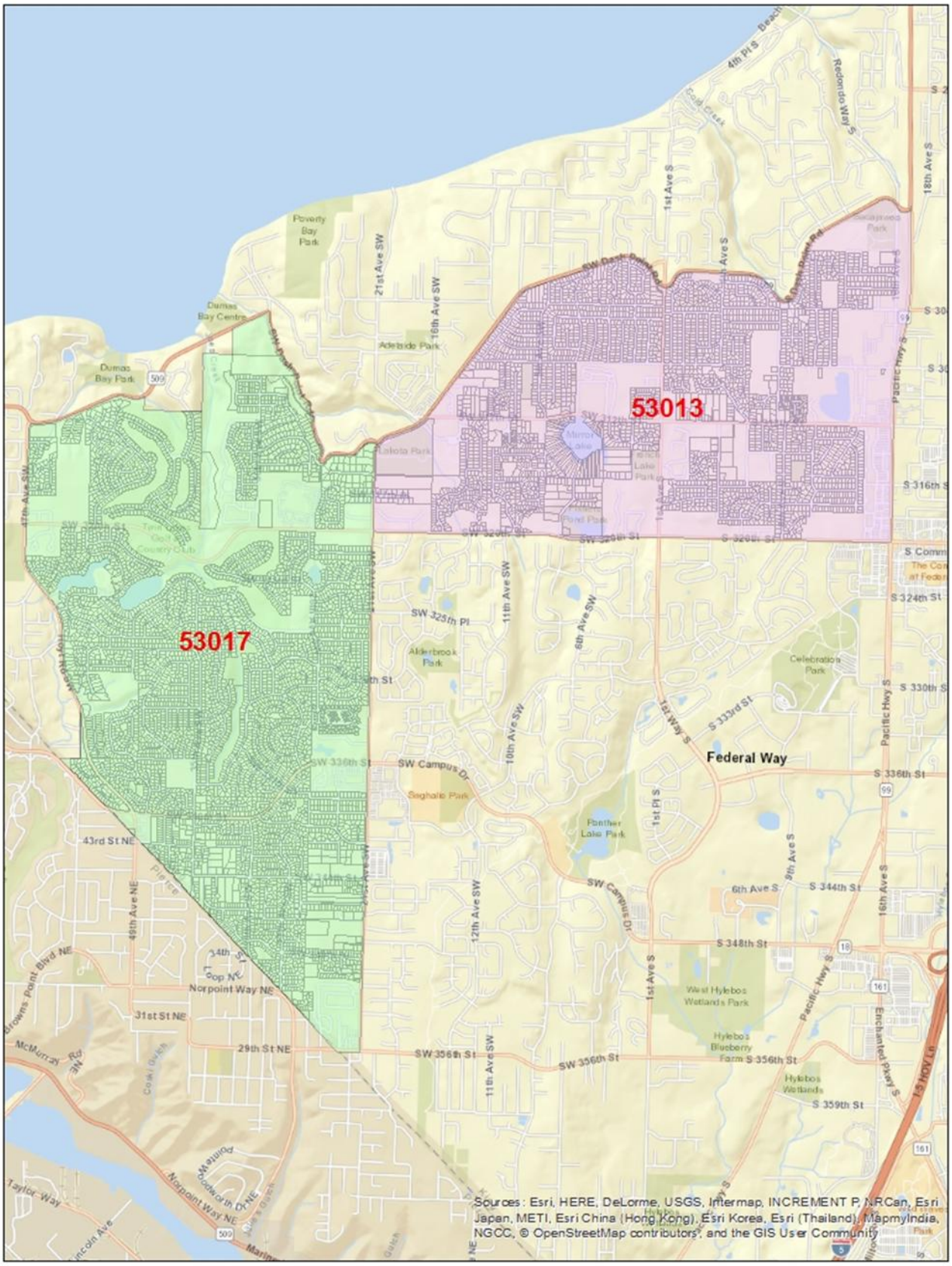
Area 053 - Overview Map



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Area Information
Area 053 – Twin Lakes

Area 53 is located in the south western portion of King County within the city limits of Federal Way. Federal Way is home to Totem Ocean and World Vision. Attractions in Federal Way include The Weyerhaeuser King County Aquatics Center (an Olympic caliber facility), Celebration Park featuring nationally renowned softball and soccer fields, Wild Waves Theme Park, the largest amusement park in the region, The Commons at Federal Way, an indoor regional shopping center, and two botanical gardens; The Rhododendron Species Foundation and Botanical Garden, and The Pacific Rim Bonsai Collection. Other major city and state parks in or near Area 53 are: Steel Lake, Dash Point State Park, Five Mile Lake, and Hylebos Wetlands Park. Interstate 5, HWY 99 and HWY 18 provide good access into and out of the area. Area 53 has 2 sub areas identified as 13 and 17.

Sub Area 13 is built out resulting in little new construction activity. Mirror Lake is a small 19-acre private lake located within sub area 13. Sub area 13 is improved with mostly grade 7 homes built in the 1960's.

Sub Area 17 is in the Twin Lakes neighborhood of Federal Way. The Twin Lakes community includes a golf course, community parks, and 3 man-made lakes; Lorene, Jeanne and Ponce De Leon. A portion of this sub area features Puget Sound and Olympic Mountain views. There has been little new construction activity in this sub area. Most homes are of grade 7 and 8 built between 1960 and 1990.

Area 053 Housing Profile

Grade 4/ Year Built: 1964/ Total Living Area: 930sf

Grade 5/ Year Built: 1955/ Total Living Area: 910sf

Grade 6/ Year Built: 1958/ Total Living Area: 800sf

Grade 7/ Year Built: 1975/ Total Living Area: 1,620sf

Grade 8/ Year Built: 1991/ Total Living Area: 2,030sf

Grade 9/ Year Built: 1986/ Total Living Area 2,860sf

Area 053 Housing Profile ...continued

Grade 10/ Year Built: 1989/ Total Living Area: 2,500sf

Grade 11/ Year Built: 1991/ Total Living Area: 4,620sf

Grade 12/ Year Built: 1988/ Total Living Area: 4,960sf

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.