Federal Way

Area: 054

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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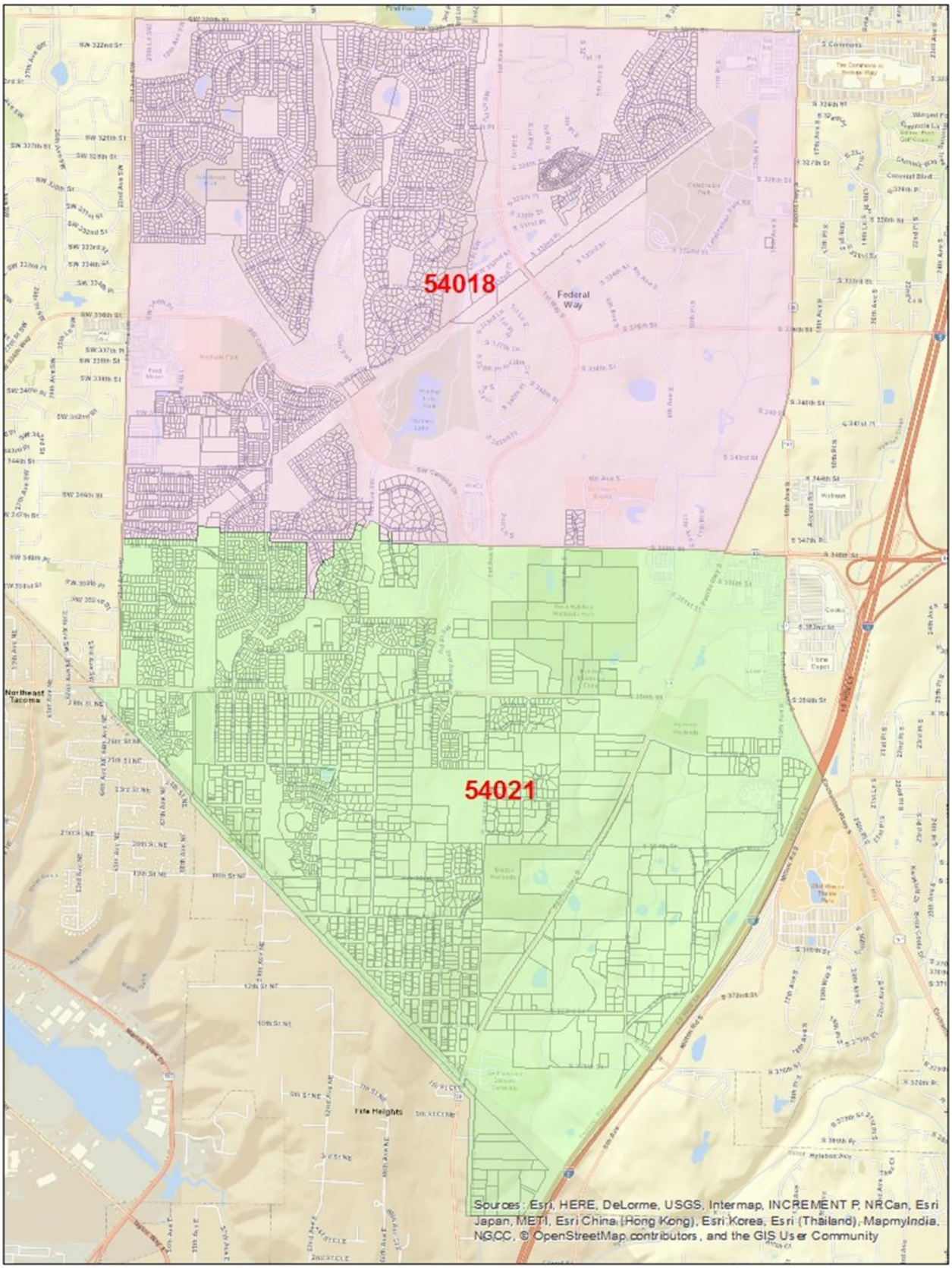
Area 054 - Overview Map



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Area Information
Area 054 – Federal Way

Area 54 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 54 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 54 has 2 sub areas identified as 18 and 21.

Sub area 18 includes the West Campus and The Ridge neighborhoods, the latter once featured as a Street of Dreams Community. The majority of the higher-grade improvements, grade 9 thru 12, are located in sub area 18. This sub area has most of the new construction in Area 54 primarily in the plat of Wynstone. Most of the homes are of grade 8 and built in the 1980's.

Sub area 21 has the majority of larger square footage and acreage parcels. Sub 21 has the highest concentration of parcels with environmental concerns in Area 54. The Hylebos Wetlands Park, a 120-acre park featuring trails and a large wetland system, is located here. This sub area has seen limited new construction in recent years. Most of the homes are of grade 7 built in the 1980's.

Area 054 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 054 Housing Profile ...continued

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

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.