Jovita

Area: 055

Area Information for Assessment Roll

King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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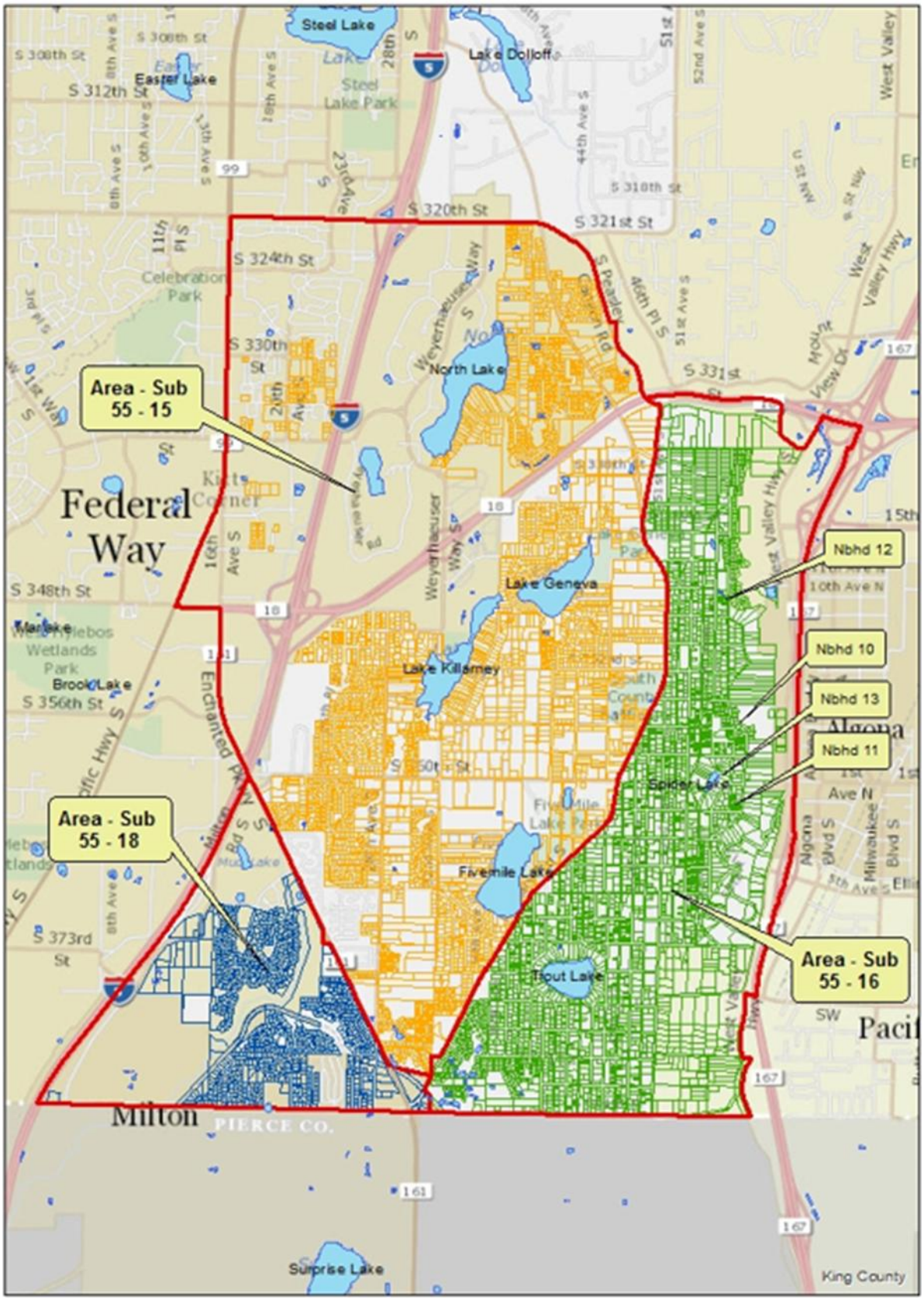
Area 055 - Overview Map



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Area Information
Area 055 – Jovita

Area 055 is located west of Auburn and generally east of Federal Way. This area includes small portions of Federal Way, Auburn, Pacific, Algona and Milton. The remainder of area 55 is within unincorporated King County. Interstate 5 provides ready access to Seattle and Tacoma. SR 167 and SR 18 provide access to the nearby cities of Kent, Renton, Sumner, Puyallup and an alternate route to the eastside. Area 55 is within close proximity to shopping that features many major retailers. Companies such as World Vision are headquartered in Federal Way. Wild Waves, a water themed amusement park, is located here. This area is divided into three sub areas designated as sub 15, 16 and 18. With the exception of sub 18, area 55 is very diverse. It's commonplace to find a good quality or better improvement next to a low-quality improvement or an older manufactured home.

Sub 15 has a combination of small platted 3,000 square foot lots that have been combined to create a building site, to large acreage tax parcels. 4 of the 6 small lakes in area 55 are located here; North Lake, Lake Geneva, Lake Killarney, and Five Mile Lake which all have improved public access but restrict gas powered boats. Sub 15, covering the largest section of area 55, is divided by I-5.

Sub 16, also commonly referred to as Jovita, is the easterly portion of area 55 extending from Military Rd S. to the valley floor. Most of Jovita was platted many years ago into small 4,800 square foot lots which are often wet and poorly drained. Due to a lack of public sewer, it has been necessary to combine lots to create a building site. Many of the roads are narrow without curbs, gutters and are often unpaved. Over the years this sub area has been the most challenging to developmental due to a lack of infrastructure. Recently, developers have improved roads, extended sewer and water service and other utilities. With the exception of lake views, most views are found along the ridge in this sub area.

The remaining 2 lakes, Trout and Spider Lakes, are located here with Trout Lake being the more desirable. Spider Lake is much smaller, and the waterfront is less desirable than the other lakes. Both lakes lack improved public access and are the smaller of the lakes in area 55, gas powered boats are prohibited.

Sub 18 is bounded by the King-Pierce County line, I-5 and Enchanted PKWY converging to form a triangle. Most of the improved parcels are located within the Regency Woods neighborhoods. The City of Milton extends into the southern portion of this area. Most of the homes were built in the 1990's. Wild Waves and Enchanted Village theme park is located here. The typical home is of average or better quality (grade 7 and 8) built from 1960 to the present.

Area 055 Housing Profile

Grade 4/ Year Built 1948/ Total Living Area 830 sqft

Grade 5/ Year Built 1963/ Total Living Area 1,110 sqft

Grade 6/ Year Built 1939/ Total Living Area 2,570 sqft

Grade 7/ Year Built 2004/ Total Living Area 3,320 sqft

Grade 8/ Year Built 1994/ Total Living Area 3,740 sqft

Grade 9/ Year Built 2014/ Total Living Area 3,221 sqft

Grade 10/ Year Built 2007/ Total Living Area 3,560 sqft

Grade 11/ Year Built 2007/ Total Living Area 4,230 sqft

Grade 12/ Year Built 2007/ Total Living Area 7,783 sqft

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.