Kent East Hill, Auburn

Area: 061

Area Information for Assessment Roll

King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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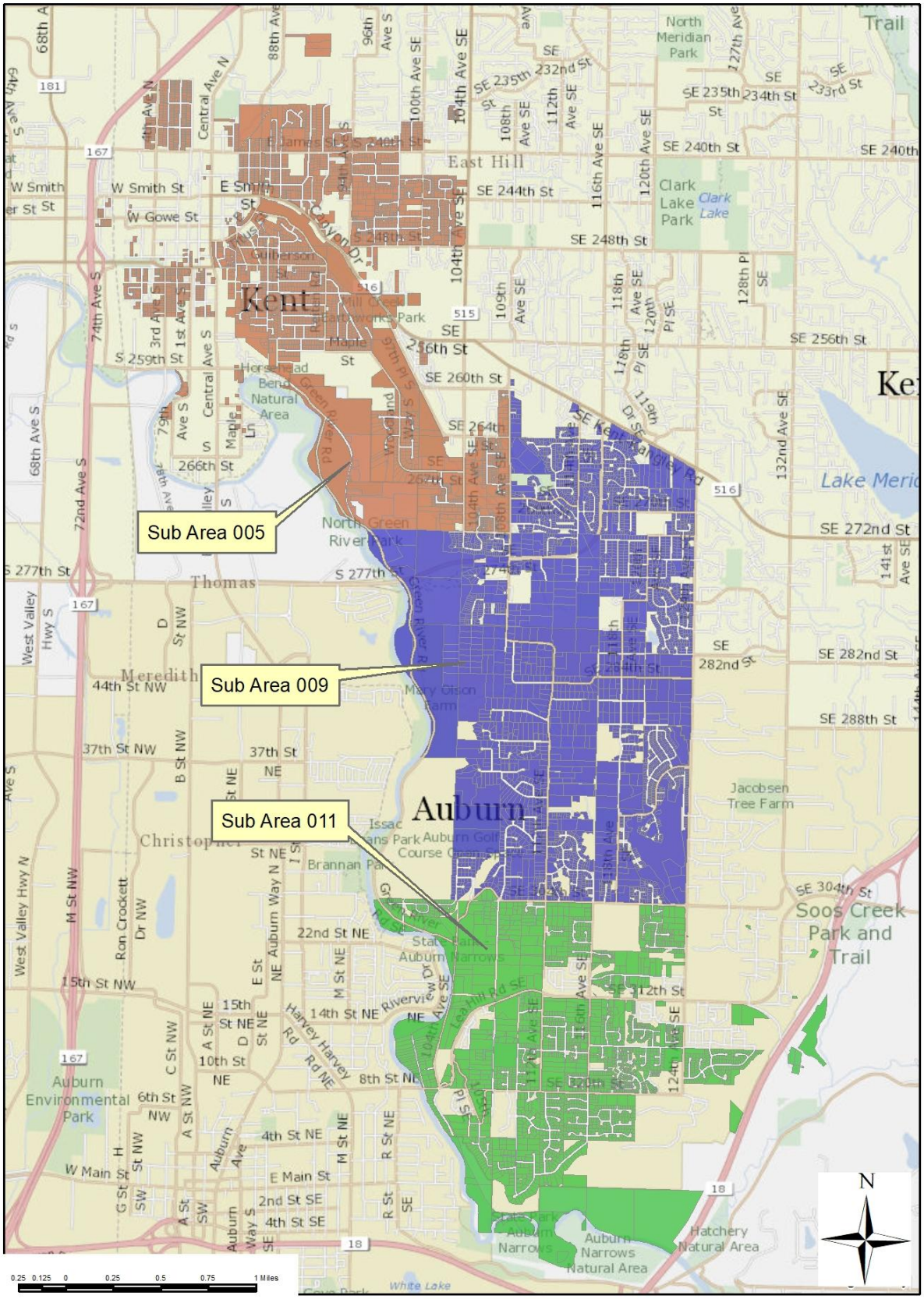
Area 061 – Overview Map



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Area Information
Area 061 – Kent East Hill, Auburn

Area 061 is located halfway between Seattle and Tacoma within the City of Kent, the sixth largest city in Washington. Incorporated in 1890, it is the second oldest incorporated city in King County behind Seattle. Area 61 is home to Kent Station, a 470,000 square-foot "mixed-use urban village" that includes retail, entertainment, educational, office space, and Showare Center Arena (home of the Seattle Thunderbirds). Businesses in Kent include the REI Headquarters, The Boeing Co., Oberto Sausage Co., Omax Corporation (the second largest water jet manufacturer in the U.S.), and Flow Industries. SR 167 runs through this area and provides a north/south link to I 405 and SR 18.

Territorial, Olympic and valley view's contribute to value in Area 61. Environmental issues such as wetlands, streams and topography negatively impact values. Traffic noise, primarily from SR 167, Kent Kangley RD, and some of the more heavily traveled roads were considered to negatively impact values.

Sub-Area 5 includes the downtown area off Central Ave and continues east to SR 515 (Benson RD) and 108th AVE SE. Located in this sub-area is the Kent Swim and Tennis Club and the Kent Historical Museum.

Sub-Area 9 encompasses the area of Kent's East Hill and Auburn's Lea Hill between Kent-Kangley Rd to the north and SE 304th St in the south, and 124th AVE SE to the Green River. Located in this sub-area is the Auburn Golf Course, and Mary Olson Farm.

Sub-Area 11 covers part of Auburn Lea Hill from SE 304th St to the Green River and is bordered by 124th Ave SE. This sub-area features exceptional Mt. Rainier and valley views. Green River Community College located is located in this sub-area.

Area 061 Housing Profile

Grade 5 / Year Built 1900 / Total Living Area 1100 sqft

Grade 8 / Year Built 2016 / Total Living Area 3027 sqft

Grade 6 / Year Built 1977 / Total Living Area 1460 sqft

Grade 9 / Year Built 2001 / Total Living Area 3960 sqft

Grade 7 / Year Built 1968 / Total Living Area 1240 sqft

Grade 10 / Year Built 2010 / Total Living Area 3270 sqft

Area 061 Housing Profile ...continued

Grade 11 Year Built 1988 / Total Living Area 3440 sqft

Grade 12 / Year Built 1981 / Total Living Area 4660 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.