Kent Meridian

Area: 062

Area Information for Assessment Roll

King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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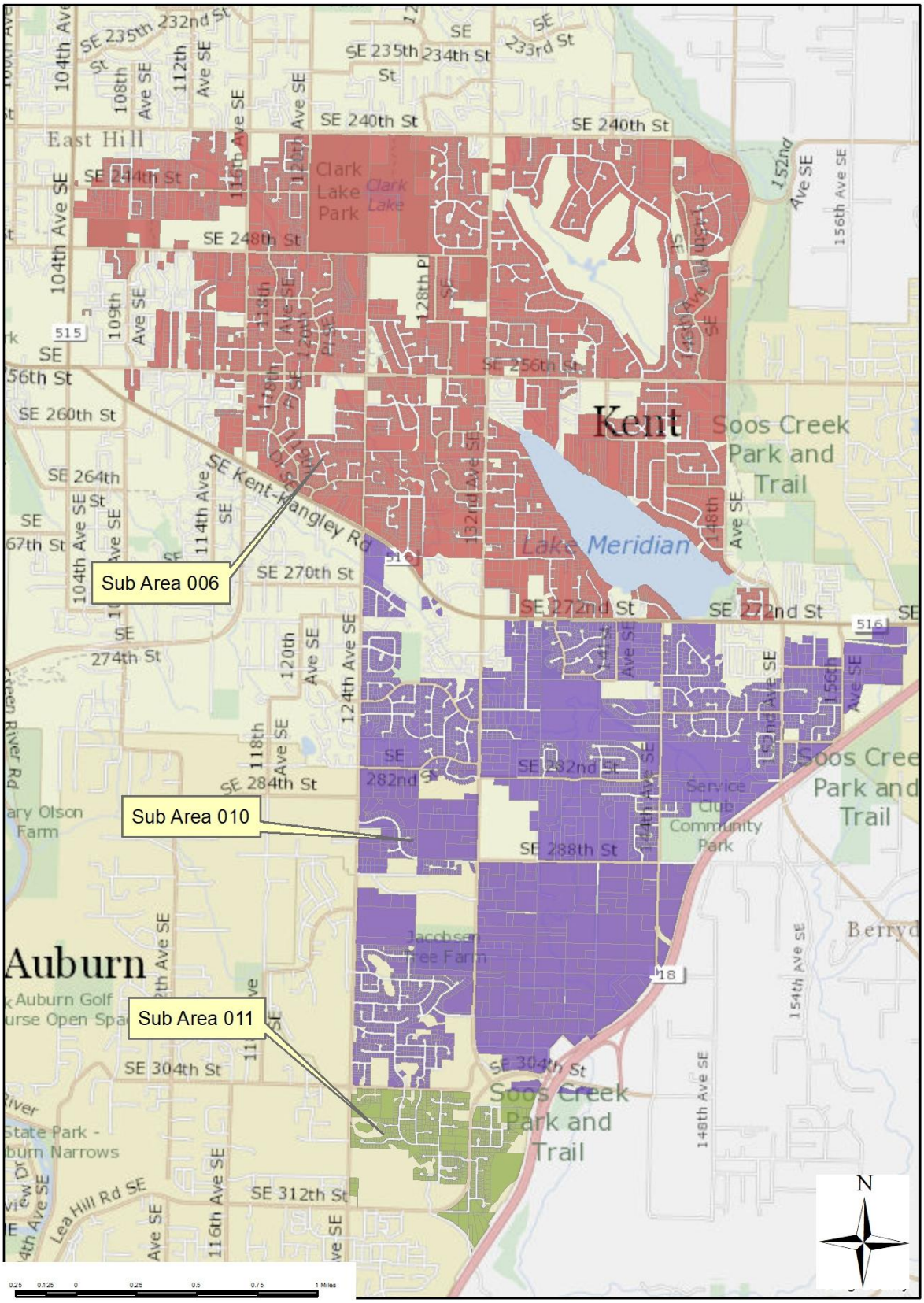
Area 062 - Overview Map



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Area Information
Area 062 – Lea Hill

Area 62 is located to the south of 240th St Rd between 104th Ave SE and 148th Ave SE to Kent-Kangley. Then south along Hwy 18 to 124thAve SE to the Green River. This area is a mixture of plats and rural acreage. Area 62 saw considerable platting prior to the downturn of the Real Estate market with many of the plats "mothballed" until recently. The Green River, territorial, valley, cascade and Mt. Rainier views contribute to value in area 62. The southernmost portion features some spectacular Mt. Rainier views. Traffic noise, primarily from Highway 18 eastern boundary, SE Kent-Kangley Rd, and SE 272nd St, and some of the more heavily traveled roads in sub-area 11 was considered to negatively impact values. Also, power lines in sub-area 10 and environmental issues such as topography, wetlands and streams negatively impacted values. The majority of Lea Hill is located within the City of Auburn with a small portion along the northern boundary in the City of Kent.

Sub-Area 6 has Lake Meridian is a 149-acre lake that provides good fishing and recreation opportunities. Lake Meridian Park is a City of Kent facility with amenities that include a picnic shelter, tables, BBQ's, swimming area, and a fishing dock. Other City of Kent Parks include Clark Lake, Arbor Heights 360, Commons Neighborhood Park, East Hill Park, Kent Memorial Park and many others.

Sub-Area 10 features territorial and Cascade Mt. views with a mixture of plats and rural acreage. This area includes Service Club Community Park which has four ballfields, it boasts a large children's play area with play structures for all ages, barbecue grills, a park shelter, and sports-themed public art. Jacobson Tree Farm Park is owned by the City of Auburn and is currently undergoing a master planning process. Parks staff is currently exploring options to fund the development of the park into a multi-use sports facility.

Sub-Area 11 features exceptional Mt. Rainier and valley views. Green River Community College and the Auburn Narrows Natural area are located in this sub-area.

Area 062 Housing Profile

Grade 5 / Year Built 1938 / Total Living Area 1608 Sq Ft

Grade 8 / Year Built 2015 / Total Living Area 2602 Sq Ft

Grade 6 / Year Built 1978 / Total Living Area 1250 Sq Ft

Grade 9 / Year Built 1988 / Total Living Area 2320 Sq Ft

Grade 7 / Year Built 2011 / Total Living Area 2380 Sq Ft

Grade 10 / Year Built 2013 / Total Living Area 2540 Sq Ft

Area 062 Housing Profile ...continued

Grade 11 / Year Built 2006 / Total Living Area 4150 Sq Ft

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.