Des Moines/ SeaTac/ Kent

Area: 088

Residential Revalue for 2025 Assessment Roll

King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

201 S. Jackson St., KSC – AS – 0708

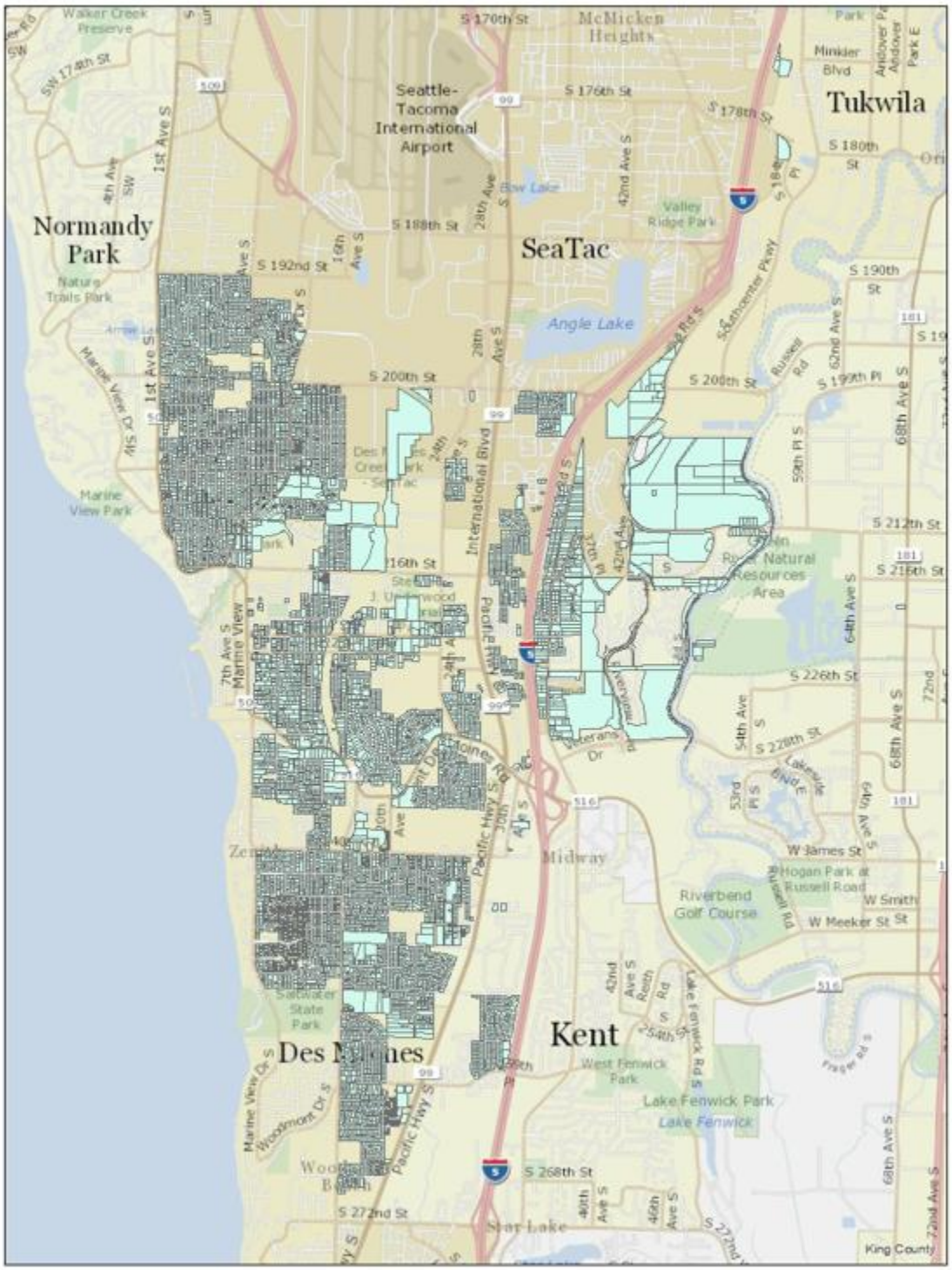
Seattle, WA 98104

OFFICE (206) 296-7300 FAX (206) 296-0595

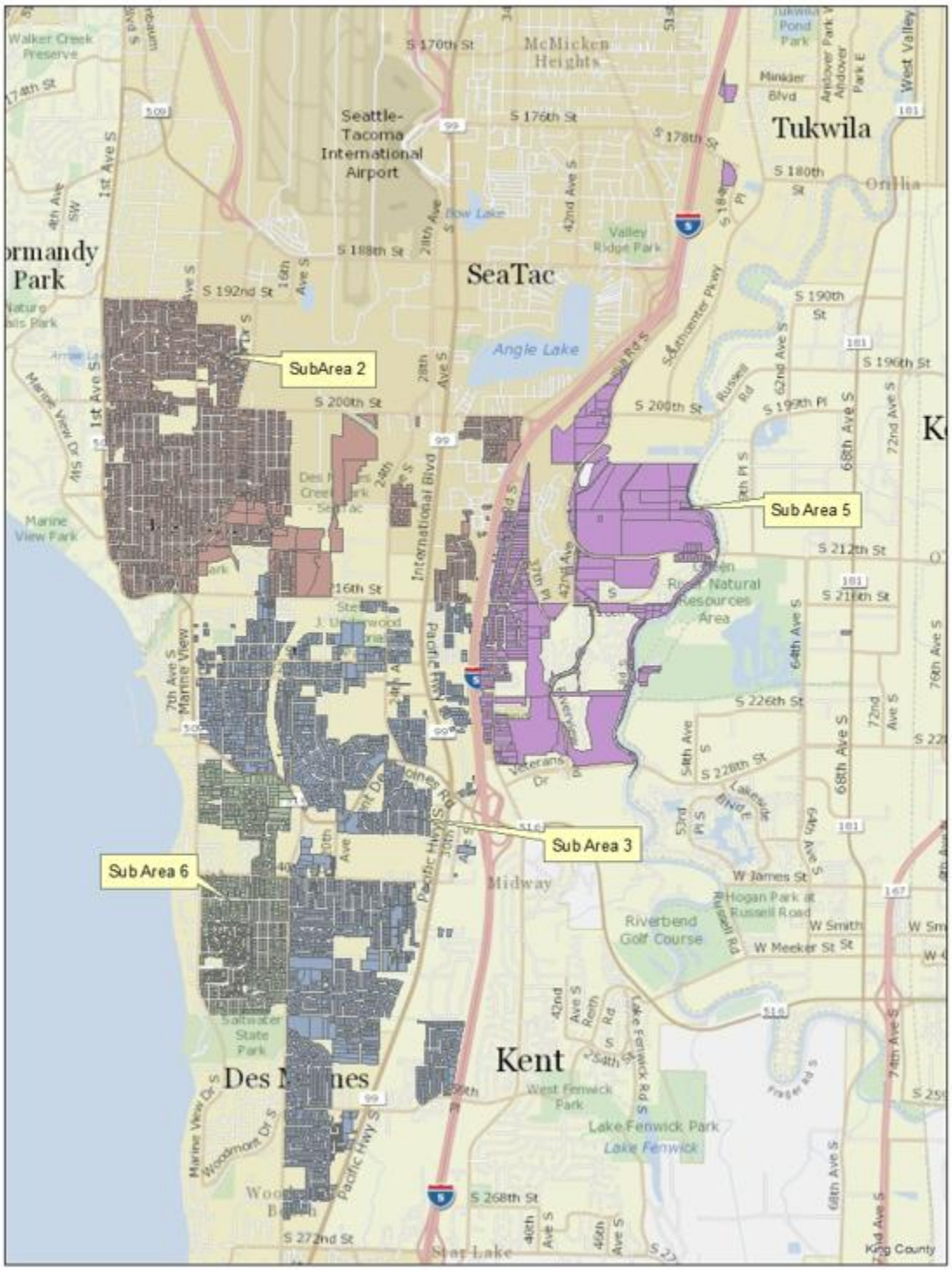
Email: assessor.info@kingcounty.gov

http://www.kingcounty.gov/assessor/

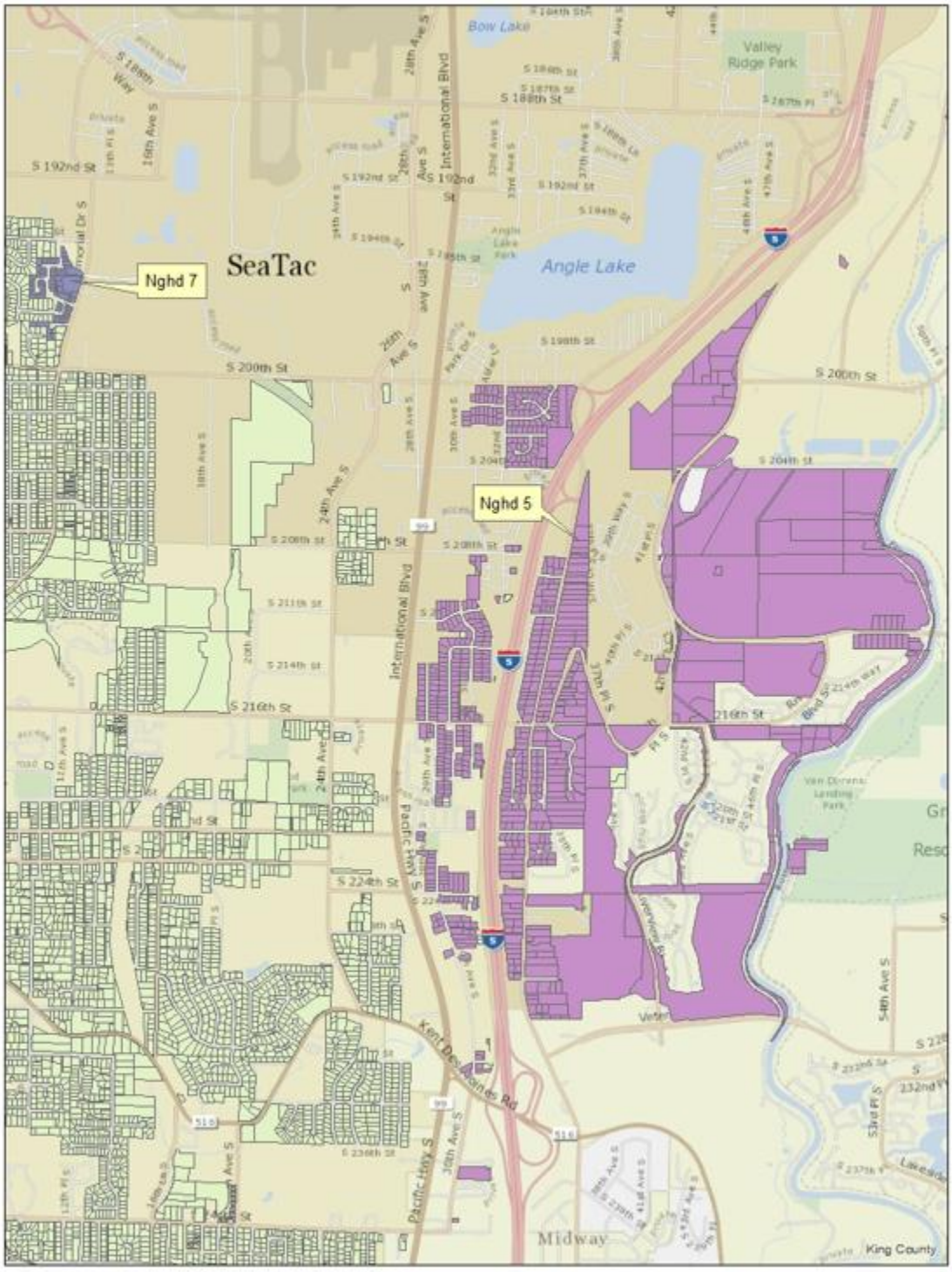
Area Error! Reference source not found. **Map**



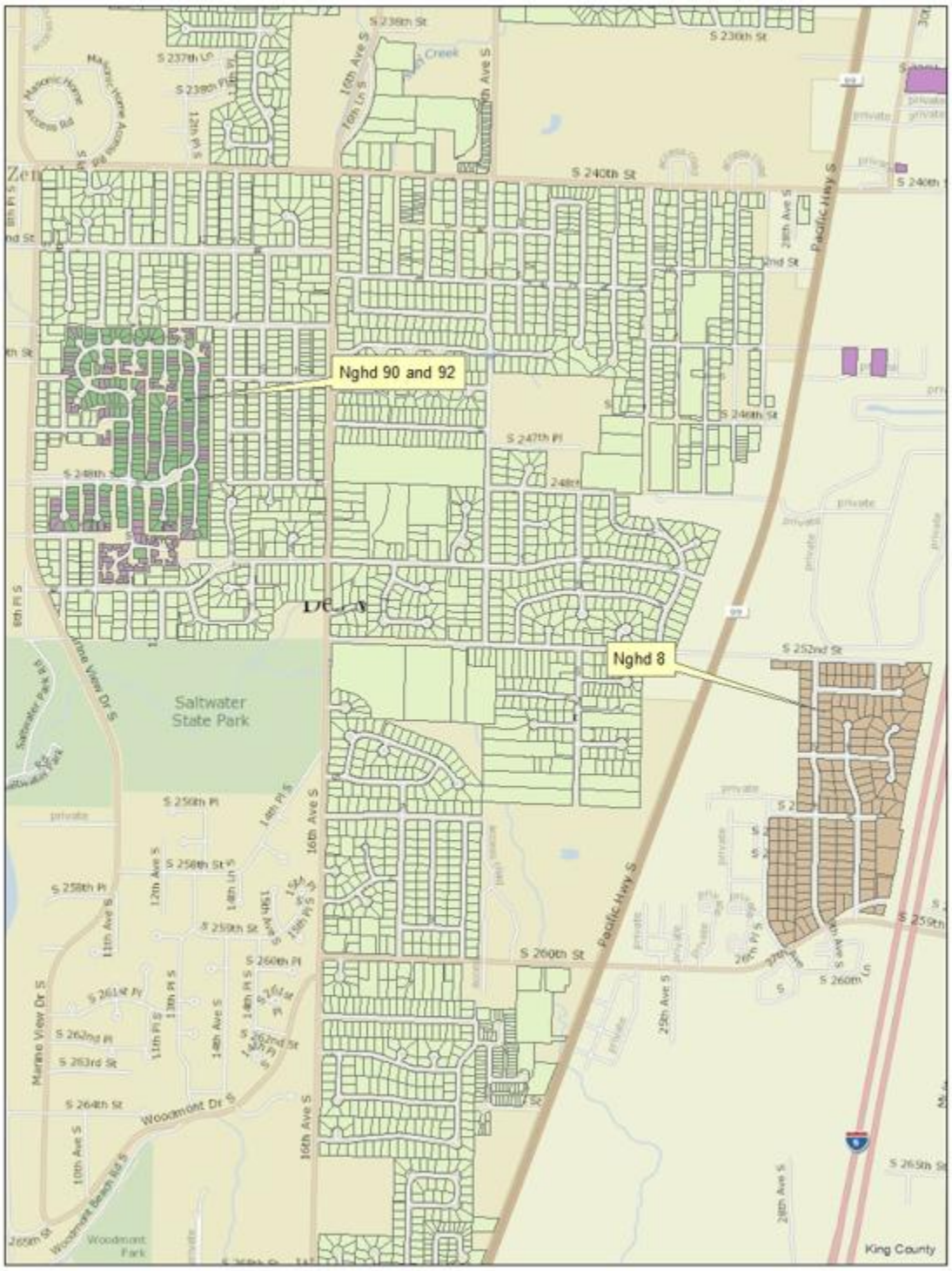
Sub Area Map


SubArea 2
Sub Area 5
Sub Area 3
Sub Area 6
SeaTac
Tukwila
Kent
Des Moines
Seattle-Tacoma International Airport
McMicken Heights
Angle Lake
Midway
Riverbend Golf Course
Lake Fenwick Park
Valley Ridge Park
Walker Creek Preserve
Marine View Park
Saltwater State Park
Star Lake
Hogan Park at Russell Road
Green River Natural Resources Area
King County

Neighborhood 5 & 7 Map



Neighborhood 8, 90 & 92 Map



Area Information

Name or Designation

Area **Error! Reference source not found.** – Des Moines/SeaTac/ Kent

Boundaries

Area 88 is bounded on the north by S. 200th St., south by S. 272nd St., east by I-5 Freeway, and west by Marine View Dr. S. Subarea 5 is located in the Green River Valley and is bounded on the north by I-405 freeway, south by S. Kent Des Moines Rd (Hwy. 516), east by SR 167 and west by I-5 freeway.

Maps

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description

Area **Error! Reference source not found.** is in the SW portion of King County. The primary municipalities represented within this region are the cities of Des Moines, SeaTac, and Kent. This area is subdivided into four distinct subareas, designated as 2, 3, 5, and 6.

Subarea 2 predominantly falls within the city limits of SeaTac, while subareas 3 and 6 are primarily located within the city limits of Des Moines, with a minor portion of subarea 3 extending into Kent. Subarea 5 encompasses portions of Kent, including the Green River Valley, and includes segments within the city of SeaTac. Notably, all of subareas 2, 3, 6, and the western segment of subarea 5 are positioned south of SeaTac International Airport and thus experience similar levels of noise pollution attributed to airport operations.

Area 88 comprises a diverse mix of older plats, tax lots, Green River waterfront, expansive acreage, and some smaller subdivisions. The region offers various views, including those of Puget Sound, mountainous landscapes, and broader territorial vistas. The area's characteristics are influenced by topography, wetlands, flood zones, and traffic noise concerns. Additionally, Area 88 benefits from its proximity to major freeways, the Link light rail system, various business and employment centers, shopping amenities, a community college, and medical facilities.

Area Error! Reference source not found. **Housing Profile**

Grade 5 / 1944 Year Built / 1050 Total Living

Grade 6 / 1949 Year Built / 1350 Total Living

Grade 7/ 1987 Year Built / 1550 Total Living

Grade 8 / 2015 Year Built / 3200 Total Living

Grade 9 / 2019 Year Built / 3360 Total Living

Grade 10 / 2022 Year Built / 4860 Total Living

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 wosrk, wood trim and marble; large entries.