Riverton Heights/ Tukwila

Area: 024

Area Information

King County

Department of Assessments

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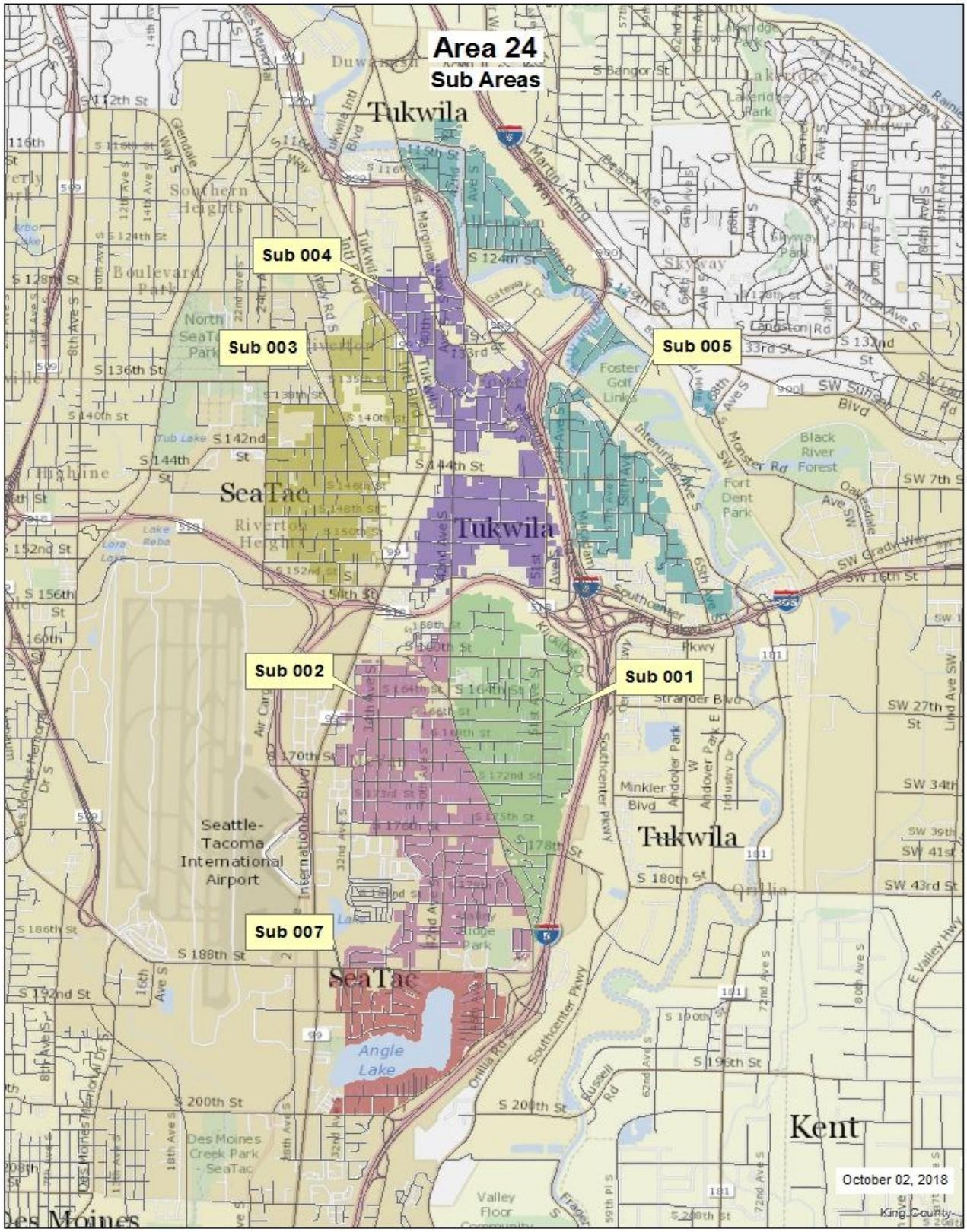
Area 024 - Overview Map



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Area Information
Area 024 – Riverton Heights/ Tukwila

Name or Designation

Area 024 – SeaTac / Tukwila

Boundaries

Area 24 is bounded by the City of Seattle to the north; Interstate 5, Martin L King Jr. Way S and Interurban Avenue S to the east; South 200th Street to the south; and International Boulevard, 24th Avenue S, and Military Road S to the west.

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 Street Center.

Area Description

Area 24-SeaTac/Tukwila is located directly south of the city of Seattle and is divided into 6 sub areas. The majority of the area is located within the SeaTac or Tukwila city limits. Area 24 includes the neighborhoods of Riverton Heights, Allentown, Foster, McMicken Heights, and Angle Lake. Major highways including I-5 and Hwy 518 run through the area, as well as Hwy 99, Military Road South, and Interurban Avenue. Area 24 also has three light rail stations located within its boundaries or within close proximity, Tukwila International Boulevard Station, Angle Lake Station, and the SeaTac Airport Station. Due to these highways and light rail stations the area has easy access to employment centers including the City of Seattle downtown business corridor, as well as jobs and a variety of goods and services in the immediate area including the Southcenter shopping district; while in turn, portions of the area are impacted by traffic noise and various commercial/industrial influences along the major highway corridors.

Area 24 is generally made up of Grade 6 and 7 homes. Most were built during the early 1950's through the late 1960's. There are a number of newer homes built in the last 10-15 years, with the majority of these being grades 7's, 8's, and 9's. Typical lot sizes range from 5,000 to 12,000 square feet.

Approximately 3% of Area 24's parcels are Angle Lake waterfront or Duwamish riverfront. Angle Lake is located in Sub Area 7. The Duwamish River runs through, and south of Allentown in Sub Area 5.

Townhouses comprise less than 1% of the Area 24 parcels.

Sub Area 1 is located in the eastern portion of Area 24 and its eastern boundary is I-5. The northern half of the sub area is located in the Tukwila city limits and the southern portion is located in the SeaTac city limits. Many of the parcels have Cascade and territorial view amenities. Parcels located along the I-5 corridor are impacted by traffic noise. Over 60% of the dwellings were built between the

1930's and 1960's and over 62% are grade 7 in quality. It has a high concentration of grade 9 or better quality improvements.

Sub Area 2 is the largest sub area in Area 24. It is located directly west of Sub Area 1 within the SeaTac city limits and includes the McMicken Heights neighborhood. It is bounded on the west side by International Boulevard and a number of parcels are impacted by commercial and traffic influences. Over 70% of the dwellings were built before 1960 and over 62% are grade 7 in quality.

Sub Area 3: is the located in the northwestern portion of Area 24 and includes the neighborhood of Riverton Heights. It is bounded by International Boulevard to the east and is bisected by Military Road. It is impacted by commercial influences and some moderate to high traffic. Over 80% of the dwellings are grade 6 or 7 quality with over 60% built before 1960.

Sub Area 4: includes the Foster neighborhood. It is bounded by I-5 to the east and International Boulevard to the west with many parcels impacted by traffic and commercial influences. It has a high concentration of grade 9 or higher quality improvements. Roughly 60% of the parcels are grade 6 or 7 quality and over 60% were built before 1960.

Sub Area 5: includes the Allentown neighborhood, the Foster Golf Links and Fort Dent Park, as well as parcels on the Duwamish riverfront. Almost 65% of the parcels are grade 6 or 7 quality, and more than 70% were built before 1965.

Sub Area 7: includes the Angle Lake Waterfront parcels and along with some surrounding non waterfront parcels. 77% of the parcels are grade 7 or 8 quality; and almost 9% are grade 9 or better. 57% of the parcels were built from 1950 to 1969; and 14% have been built in 2000 or after. It, along with Sub Area 4, has the highest concentration of grade 9 quality or higher improvements

Area 024 – Housing Profile

Grade 5/ Year Built 1947 /Total Living Area 530

Grade 6/ Year Built 1934/ Total Living Area 1,060

Grade 7/ Year Built 2003/ Total Living Area 1,680

Grade 8/ Year Built 2008/ Total Living Area 3,200

Grade 9/ Year Built 2007 /Total Living Area 5,050

Grade 10/ Year Built 2014 /Total Living Area 4,130

Area 024 Housing Profile ...continued

Grade 11/ Year Built 1979 /Total Living Area 6,510

Grade 12/ Year Built 1997 /Total Living Area 8,400

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.