Area: 025

Area Information

Obtained from terribriere.com

King County

Department of Assessments

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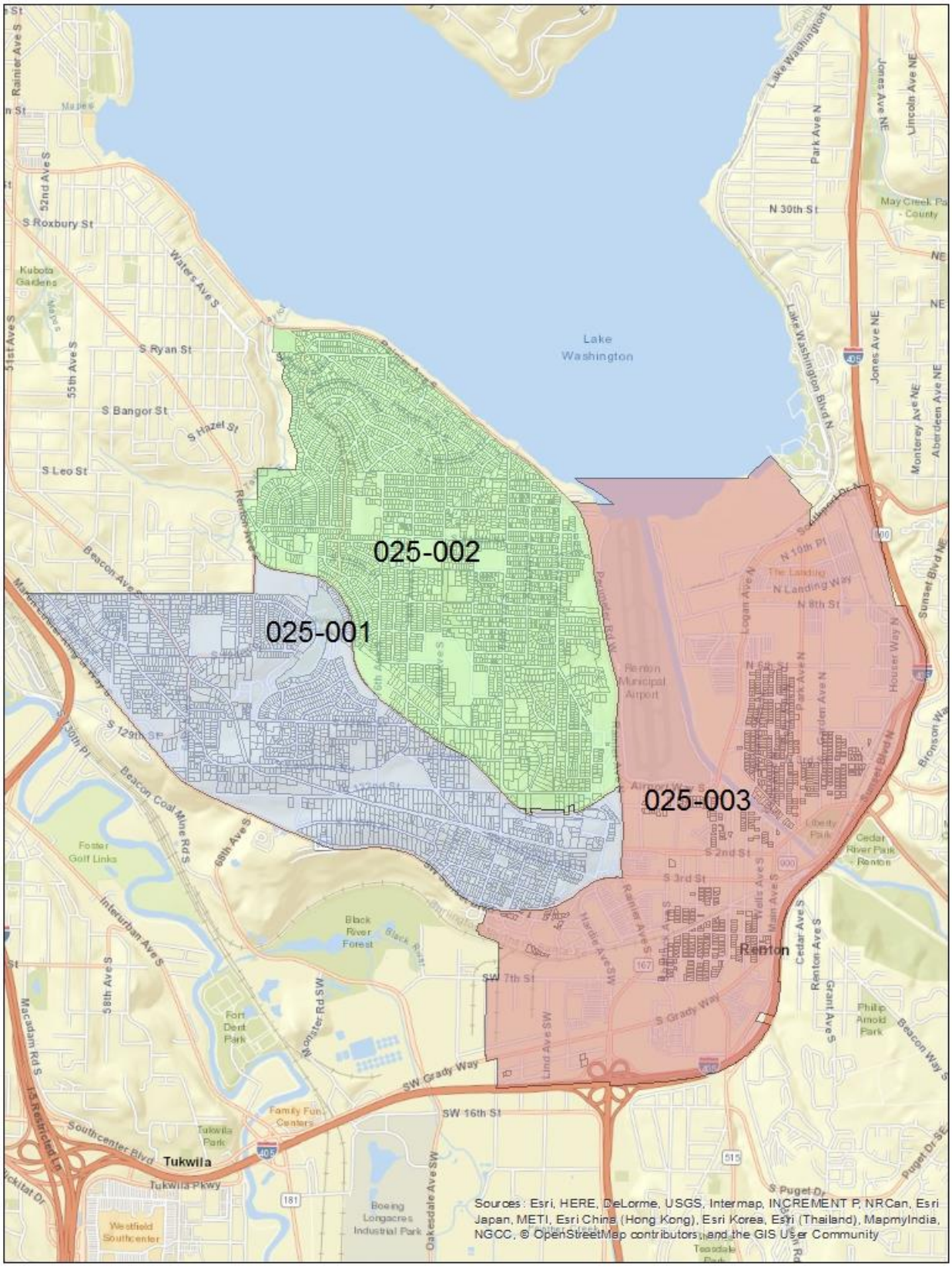
Area 025 - Overview Map



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Area Information
Area 025 – Skyway/ Bryn Mawr

Area 25 is located just south of the Seattle City limits and includes Skyway/Bryn Mawr area (unincorporated King County) and downtown Renton. It has good access to major highways - I-5, I-405 and Hwy 167. These highways provide direct access to downtown Seattle, Downtown Bellevue and Kent respectively. Alternative transportation include bus transit and in the nearby city of Tukwila, Sound Transit Light Rail and the Sounder Train.

The area has its own business and commercial center which is downtown Renton. Downtown Renton is home to the Boeing Company's 737 assembly plant, PACCAR'S Kenworth truck manufacturing facility and the Renton Municipal airport. A new 2.4 million square foot mixed-use waterfront development to include a high tech office campus on the south end of Lake Washington called Southport is currently under construction. Also, part of this development is the newly constructed 12 story Hyatt Regency which opened in 2017. Nearby shopping areas include The Landing and Westfield Southcenter Mall. The Renton area also offers park amenities which include Gene Coulon Park on south Lake Washington, Skyway Park, and Lakeridge Park. Other amenities include golf at nearby Maplewood Golf Course, the Cedar River which offers fishing and other water activities as well as Cedar River Park.

There is a Seattle City Light high voltage transmission line that runs through the center of the area (between Subarea's 1 and 2). Land under the power lines is unbuildable due to easements.

Area 25 is comprised of 3 Sub Areas and is over 90% improved. It is an older neighborhood with approximately 60% of the homes built prior to 1960. Less than 9% of the homes were built in the year 2000 or later. Within the area there are 155 parcels with a duplex and/or triplex improvement where 40% are located in neighborhood 90, 25% located in neighborhood 80, and the remaining parcels sprinkled about in the remaining neighborhoods.

Sub Area 1 is located in the southwest portion of Area 25, mostly in unincorporated King County and includes the Skyway area with the southeast portion located within the Renton City limits. This sub area is just south of the Seattle City Limits and west of Downtown Renton and includes neighborhood 50 and 60, and a portion of neighborhood 30. Approximately 12% of the improved parcels have some topography issues. Homes along major arterials Martin Luther King Jr. way, Sunset Blvd, Beacon Ave, and SW Langston Road are impacted by traffic noise. Some homes along the south portion of this area have territorial views.

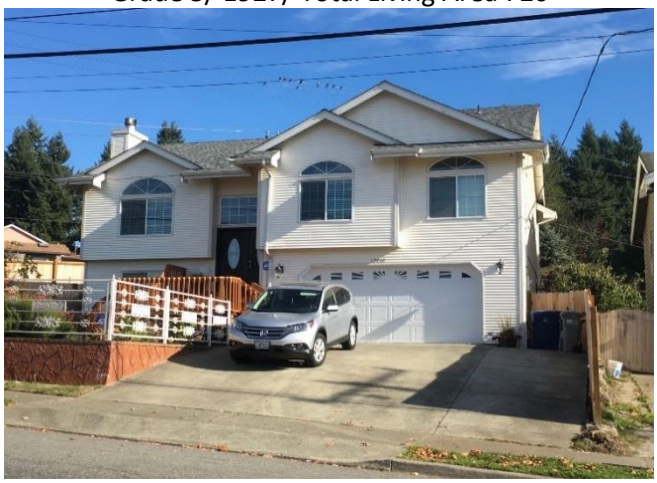
Sub Area 2 is the larger of the subareas. The southeast portion is within the Renton City limits, but the majority of the parcels are in unincorporated King County and includes neighborhood 40 and a portion of neighborhood 30. The Lakeridge area and the Bryn Mawr area are located here. Approximately 33% of the homes in sub area 2 enjoy Lake Washington views. Homes along Rainer Ave S. and Renton Ave S. are impacted by traffic noise. Less than 10% of homes are impacted by topography.

Sub Area 3 is located in the City of Renton and neighborhoods 80 and 90 are located here. Note there are 22 parcels on the south side of SW Sunset Blvd in neighborhood 30. This sub area is just west of I-405 with the majority of the parcels in the downtown Renton area. Approximately 20% of the parcels are impacted by traffic noise due to its location along major downtown arterial streets. Approximately 13% of the improved parcels are a mix of both commercial and multi-family zoned parcels with the remaining zoned single family.

Area 025 Housing Profile ...continued

Grade 5/ 1927/ Total Living Area 720

Grade 6/ 1954/ Total Living Area 1420



Grade 7/ 1997/ Total Living Area 2090

Grade 8/2012/Total Living Area 2400

Grade 9/ 2006/ Total Living Area 2870

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.