

# Kent Meridian

Area: 061

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## *Area Information for 2021 Assessment Roll*



## **King County** **Department of Assessments**

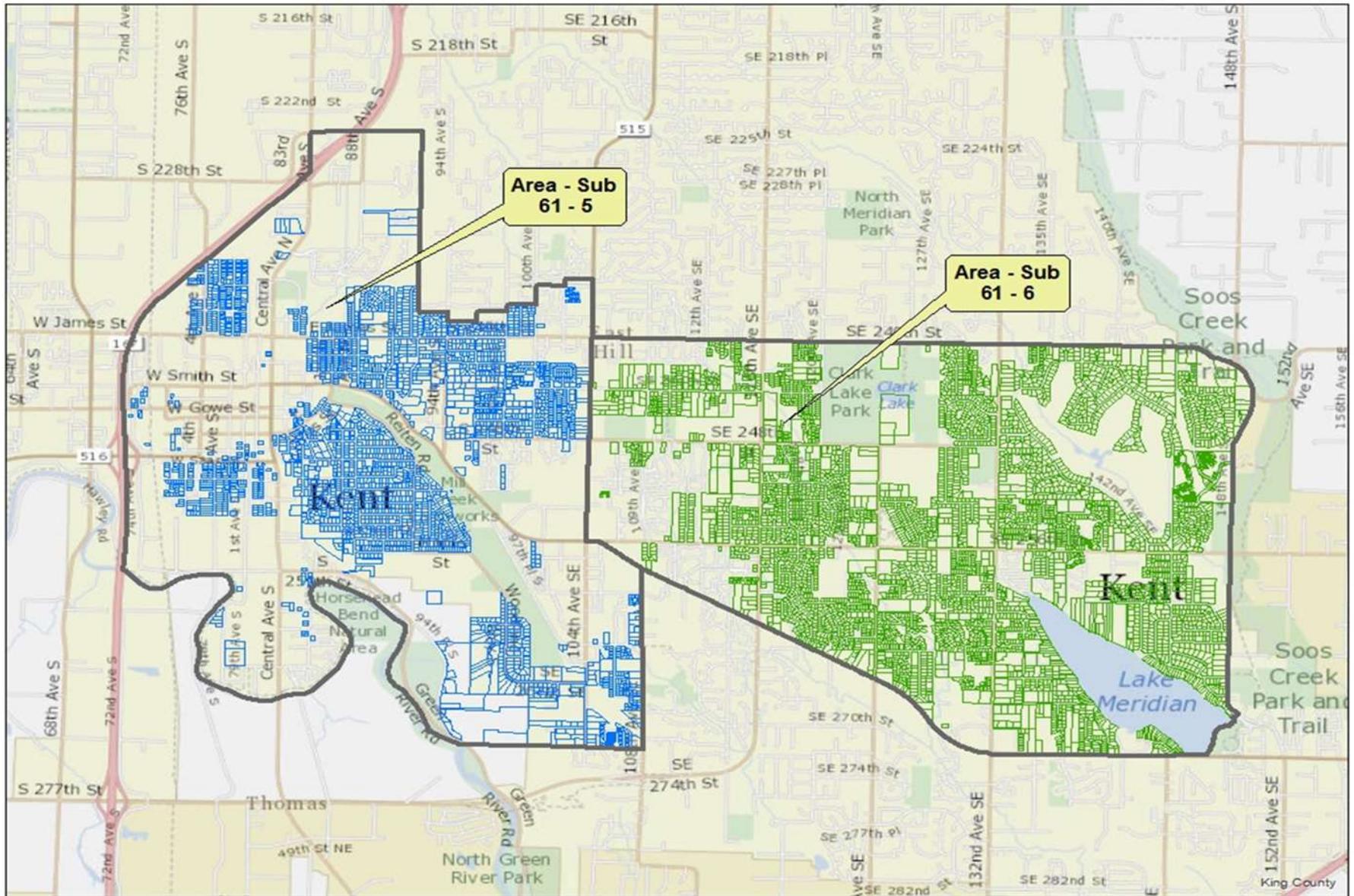
*Setting values, serving the community, and pursuing excellence*

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# Area 061 - Overview Map



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## Area Information

### Area 061 – Kent Meridian

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 and 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.

There are 8054 parcels in area 61 of which 7308 are improved with a traditional stick-built structure. The typical home is of average or better quality (grade 7 and 8) built between 1970 and 2000. There is one new large plat, by today’s standards, coming online consisting of 84 home sites in Sub Area 6. Otherwise, most of the new homes being built are in smaller plats or infill parcels.

Mt. Rainier, territorial, Cascade, Olympic and valley views 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.

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 5 has 2915 parcels of which 2593 are improved with a traditional stick-built structure, 2 parcels have a manufactured home and 277 parcels are vacant or have an accessory structure. This sub area 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 6 has 5139 parcels of which 4715 parcels are improved with a traditional stick-built structure, 19 manufactured Homes, and 393 parcels are vacant or have an accessory structure. This sub area encompasses the area of Kent’s East Hill between Benson Rd, 148th AVE SE, SE 240th ST and Kent Kangley Road. Located in this sub area is Meridian Valley Country Club and Lake Meridian.

# 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.