

Lake Youngs

Area: 060

Area Information for Assessment Roll



King County

Department of Assessments

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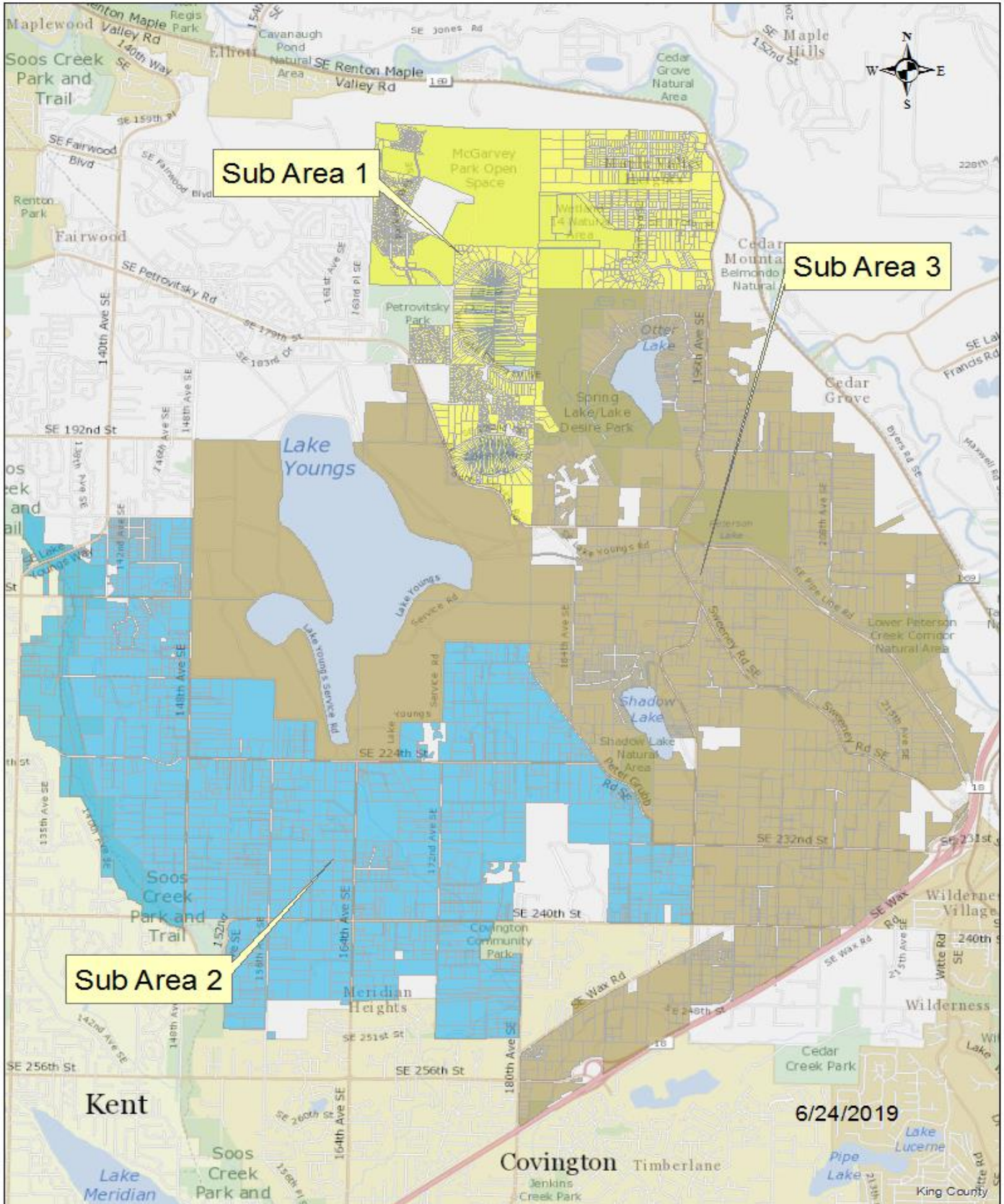
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Area 060 - Overview Map



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Area Information

Area 60 – Lake Youngs

Area 60 is located in Southeast Unincorporated King County, east of the city limits of Renton, north and east of the city limits of Kent, and north of the Covington city limits. The area surrounds Lake Youngs. Lake Youngs is a large storage reservoir developed by the Seattle Water Department in the late 1920s to store surplus water during heavy winter flows for use when high summertime demand exceeded the flow from the Cedar River. The area directly around the lake is not developed. The rest of area 60 is generally rural in character with large acreage lots and some platted, suburban-like areas. Housing type and style is quite varied in this area; having been built from the early 1900's to the present and with construction quality from grade 3 through 13. This area has a variety of view amenities that include the Olympic Mountains, the Cascade Mountains, small lake views, territorial views and from within one neighborhood, even some City of Seattle skyline views, which enhance some of the properties.

Major arterials in the area include Highway 18 and Petrovitsky Road providing easy access to major shopping centers such as Southcenter, the Supermall in Auburn and The Landing in Renton, along with major freeways and highways, such as Highway 169, Highway 167 and Interstate 405. Portions of the area are affected by numerous issues such as wetlands, topography and power lines. One of the major appeals of area 60 is the area's four small lakes: Lake Desire, Shady Lake, Spring Lake and Shadow Lake.

Of Area 60's single family residences, over one third of the homes were built on or after 2000. The majority of homes in the area are grade 7's, 8's and 9's. The area has a number of sites with mobile homes, accessory dwellings and vacant sites mixed throughout. Current development of plats is evident wherever zoning and presence of sewers allow. There is a developing population of upper grade homes in both newly platted areas and on single sites utilizing the acreage available. Improved sales range from a variety of housing types from entry level to luxury.

The area is divided into three subareas. Subarea 1 is located at the northern end of the area and contains the large, 2001-2004 year built plat of Woodside at McGarvey Park. This plat has grade 8, 9 & 10 homes, with some having views. The northeastern portion of Subarea 1 consists of older, more modest homes and manufactured homes. Two of the area's four lakes – Lake Desire & Shady Lake are located in this subarea.

Subarea 2 is located in the southwest quadrant of the area. The northwest portion of this subarea has plats of older, modest homes. The remainder of the subarea is rural and is populated with homes which vary in grade and size, with higher grade homes sprinkled throughout.

Subarea 3 is located in the eastern quadrant and is predominantly rural in nature with a couple of plats of newer, good quality homes. The area's remaining two lakes – Shadow Lake & Spring Lake are located in this subarea, as is the Lake Youngs reservoir. There is minimal sewer service available in this subarea with the only available sewer service mostly centered in the northwest portion of the subarea in various plats, around Shady Lake & Lake Desire. Public water is available in a significant portion of the subarea, however private water systems are also heavily relied upon. Various forms of sensitive areas are common in this subarea.

Area 060 Housing Profile



Grade 4/ 1947/Total Living Area 580



Grade 5/ 1929/Total Living Area 890



Grade 6/1945/Total Living Area 1,240



Grade 7/1992/Total Living Area 1,720



Grade 8/ 1981/Total Living Area 2,750



Grade 9/2000/Total Living Area 3,390

Area 060 Housing Profile ...continued



Grade 10/ 2007, Total Living Area 4,300



Grade 11/ 2008/ Total Living Area 4,940



Grade 12/ 2006/ Total Living Area 6,970



Grade 13/ 2004/ Total Living Area 8,905

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.