

Woodmont/ Redondo

Area: 052

Area Information



King County

Department of Assessments

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201 S. Jackson St, KSC-AS 0708

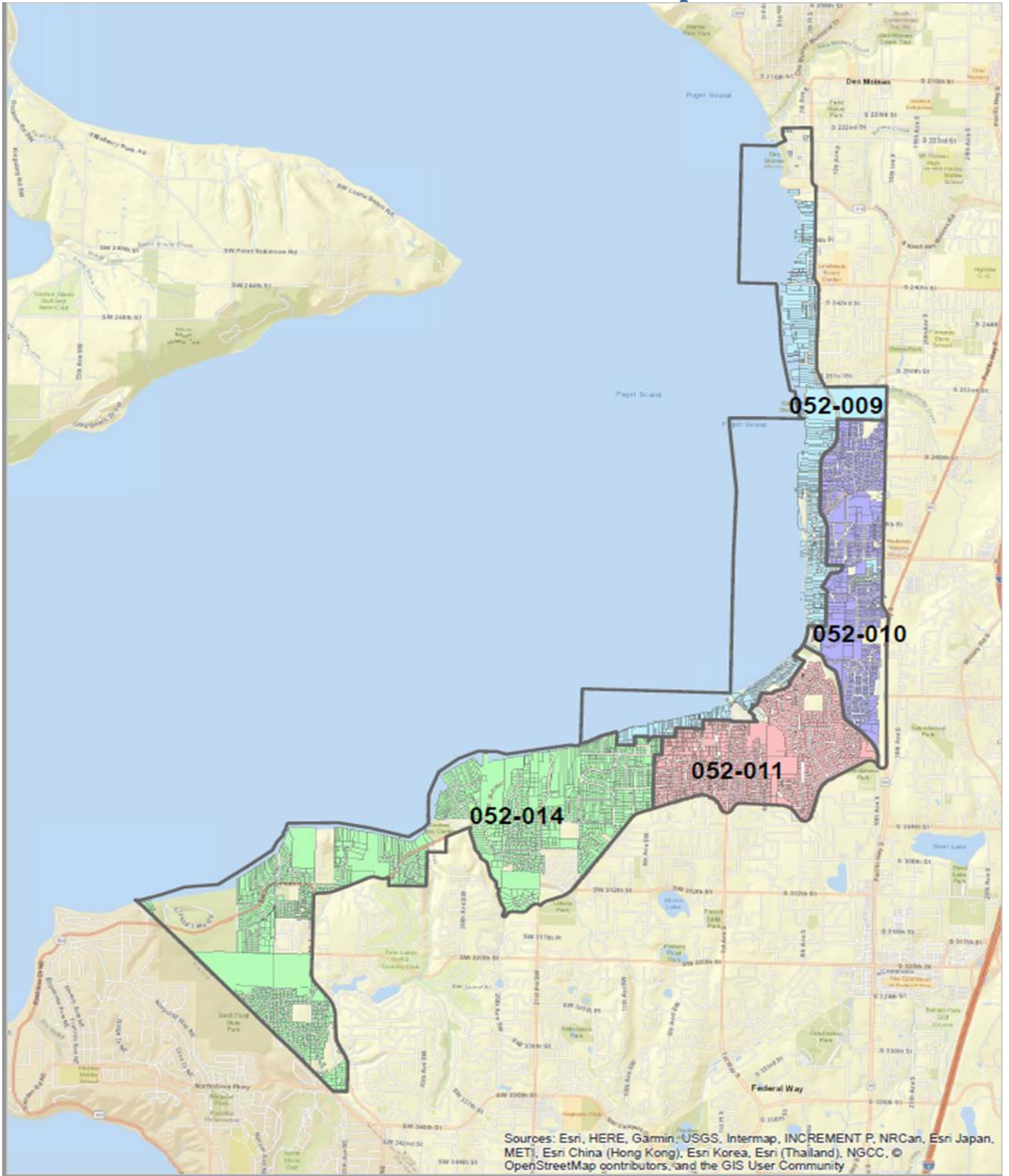
Seattle, WA 98104

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

Email: assessor.info@kingcounty.gov

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

Area 052 - Overview Map



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Area Information

Area 052 – Woodmont/ Redondo

There are 5,298 parcels in Area 52 which are divided into 4 sub areas; 9, 10, 11 and 14. There are 384 Puget Sound waterfront parcels and 2,258 view parcels. The jurisdictions represented are Des Moines and Federal Way. Area 52 has easy access to Interstate 5 and Pacific Highway South and to shopping areas in Downtown Des Moines and the larger Federal Way Commons Mall area. Most of the big box stores and chain restaurants are represented in Federal Way.

The characteristics that have the greatest impact on market value are; Puget Sound waterfront, waterfront bank and access, view, topography, and some traffic. Area 52 is a diverse area; styles, year built and quality of the homes vary greatly. Everything from low quality (grade 4) beach homes built in the 1930's to recently built mansions of excellent quality (grade 13) homes.

All of the waterfront parcels for Area 52 are located in sub areas 9 and 14, but the type of waterfront bank and access are very different between sub areas. Sub area 9's waterfront is generally low or medium bank with easier access, though there are some walk-in properties. Waterfront in sub area 14 is generally high bank with difficult or no access.

Sub area 9 consists of 791 parcels, 245 parcels have water-frontage and 617 parcels have views. The northern end of sub area 9 is Des Moines waterfront and includes residential properties along the west side of Marine View Drive to Salt Water State Park. This section of sub area 9 consists largely of commercial zoned properties with residential homes mixed in. The rest of sub area 9 from Saltwater State Park south to the Redondo neighborhood east of Marine View Drive including the sub-division of Woodmont, has several properties with slide issues, most of which have been mitigated, and a mixture of high and low grade homes. The neighborhood of Redondo, also in sub area 9, is an area of older homes with excellent views of Puget Sound. Waterfront parcels along Redondo Beach Drive were previously treated as no access waterfront plus views because the lots are bifurcated by Redondo Beach Drive and the Redondo Boardwalk. For equalization, these have now been reclassified as waterfront parcels with a reduction taken for the bifurcation and no adjustment given for view.

There are 1,199 parcels within sub area 10. Sub area 10 consists of average grade homes with 245 parcels having a view of Puget Sound and no waterfront or land issues in platted sub divisions.

There are 1,382 parcels within sub area 11. Sub area 11 consists of higher grade homes with views in plats, such as Marine Hills, Buenna Add, and Mar Cheri. There are no waterfront parcels in sub area 11.

Sub area 14 is located in Federal Way and extends from 1st Avenue South to King County Line. Of the 1,926 parcels there are 139 waterfront parcels and 616 view parcels. 24% of the homes in sub area 14 are grade 9 and above and 85% of the parcels are in platted subdivisions.

Area 052 Housing Profile



Grade 5/ Year Built 1942/ TLA 1,060



Grade 8/ Year Built 1980/ TLA 1,730



Grade 6/ Year Built 1955/ TLA 950



Grade 9/ Year Built 1990/ TLA 3,890



Grade 7/ Year Built 1980/ TLA 1,820



Grade 10/ Year Built 1999/ TLA 3,670

Area 052 Housing Profile ...continued



Grade 11/ Year Built 2006/ TLA 4,570



Grade 12/ Year Built 2006/ TLA 5,842



Grade 13/ Year Built 2000/ TLA 5,580

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.