

Talbot Hill/ East Kent

Area: 059

Area Information for Assessment Roll



King County **Department of Assessments**

Setting values, serving the community, and pursuing excellence

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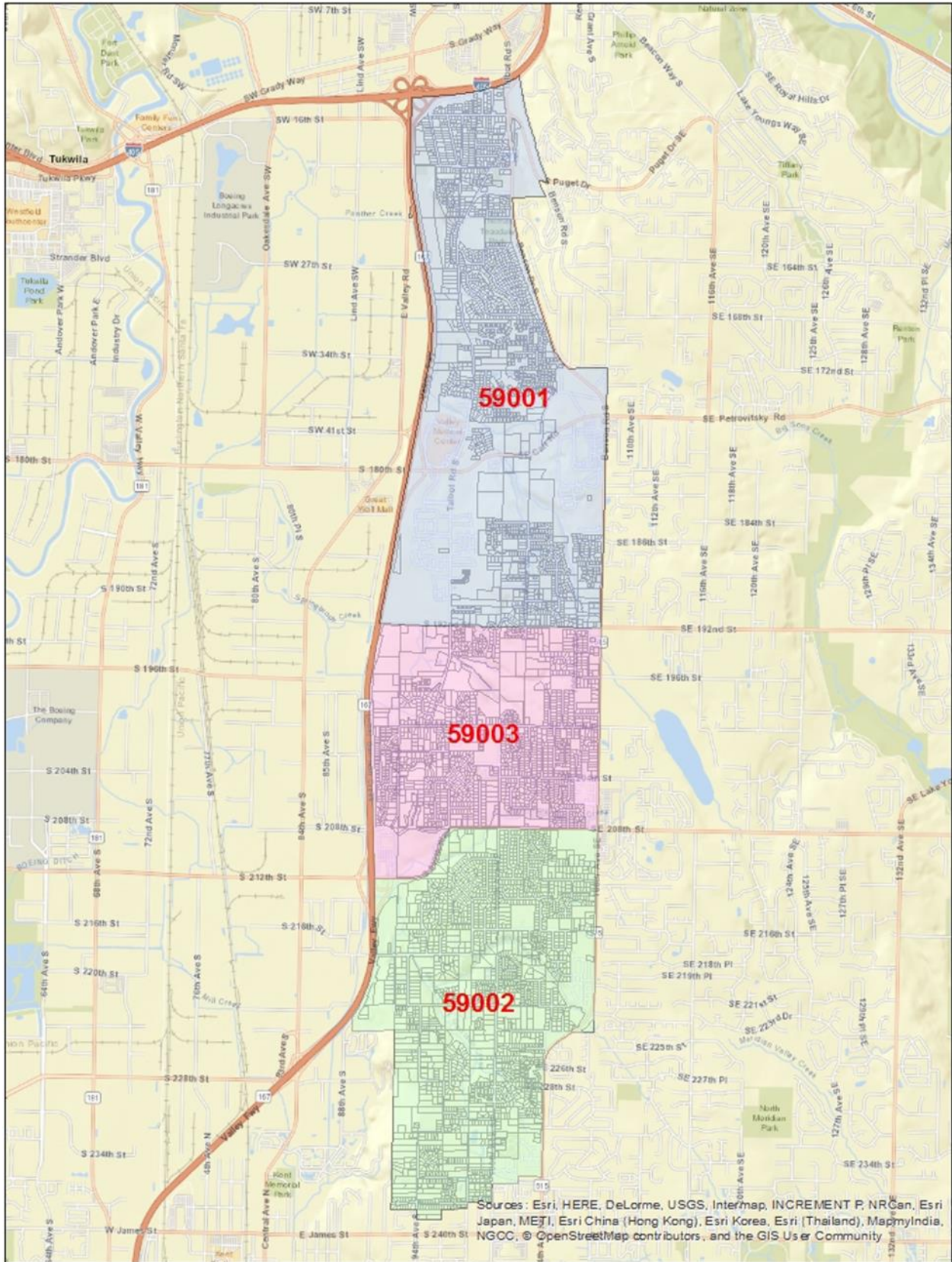
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Area 059 - Overview Map



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Area Information

Area 059 – Talbot Hill/ East Kent

Area 59 is located in the SE portion of King County. The area has two market areas; Talbot Hill in Renton, (i.e. Subarea 1) and Park Orchard, in Kent (i.e. Subareas 2 and 3). Area 59 is a mix of older improvements, new plats, newer pocket developments and some larger parcels with older improvements or vacant sites. An older 1996 grade 7 townhouse plat, Summit Park, is also located in area 59. There are some territorial/mountain view properties, however the majority of the area does not have a view amenity. Topography, wetland and traffic noise issues also impact this area. The area is in close proximity to three major freeways (i.e. I-405, Valley Freeway 167, and I-5), business and employment centers, shopping and medical facilities (Valley Medical Center).

Area 059 Housing Profile



Grade 5/ Year Built 1943/ Total Living Area 720



Grade 8/ Year Built 1969/ Total Living Area 2100



Grade 6/ Year Built 1947/ Total Living Area 1090



Grade 9 /Year Built 2006/ Total Living Area 3020



Grade 7/ Year Built 1964/ Total Living Area 1860



Grade 10/ Year Built 2001/ Total Living Area 3570

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.