

Black Diamond

Area: 057

Area Information for 2021 Assessment Roll



King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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Area Information

Area 057 – Black Diamond

Area Description

Area 57 is very large, heterogeneous area that has numerous geographic influences. A majority of the area is in unincorporated King County. Major arterials are Highway 169 (Enumclaw-Black Diamond Rd), SE Auburn-Black Diamond Rd, Lake Sawyer Rd, Black Diamond-Ravensdale Rd, and SE Green River Gorge Rd.

Slightly to the north of Area 57 is the City of Maple Valley. Within Maple Valley is a commercial area at the intersection of SR- 516 (Kent Kangley Road) and Highway 169 commonly known as “Four Corners”. Located in the center of Area 57 is The City of Black Diamond which currently has a very small, limited commercial base.

Area 57 is comprised of a mixture of rural acreage, older plats, newer plats, and waterfront properties along the Green River, Lake Sawyer and Lake 12. Properties along the Green River and Lake 12 are typically older, predominantly pre-1970’s homes with some scattered good to excellent quality homes throughout. Further south sits the 3rd largest lake in King County, Lake Sawyer which allows motorized recreational boats. Lake Sawyer has an array of older homes with extensive remodeling or “tear downs” replaced by new higher quality homes.

The older portion of the City of Black Diamond has an abundance of pre 1950’s homes. The City has made significant gains in overall size by annexing large acreage properties. Within this area of annexation are two Master Plan Developments by a Kirkland based developer, Yarrow Bay. Many 20 acre parcel tracts in previous timber status have been transferred to residential and are part of these new mixed use developments. The total acreage of the MPD’s is approximately 1,441. These Master Plan Developments, one which is Ten Trails (previously named “The Village”), will consist of approximately 4,800 dwelling units and the second called Lawson Hills, will consist of approximately 1,250 dwelling units. Both projects are reported to include low density residential, medium density residential, high density residential, commercial, office and retail space as well as schools, parks, trails and open space including buffers and sensitive areas.

Though there were considerable objections and years of hearings concerning this development, the Black Diamond City Council approved the projects. (Property owners that were opposed to this development wanted to keep the city’s “old town” character.) Site work for Ten Trails is now fully underway. Portions of this MPD have new homes already completed, and many others in the middle of construction as of the date of this report. It is estimated that this project may take several years to fully develop.

Generally, area 57 is made up of fairly diverse housing which consists of a variety of building grade quality, age and lot size.

Geographically, the area varies greatly in topography from steep hillsides, rolling hills and many ravines to the valley floor. Large numbers of parcels are impacted by environmental restrictions such as wetlands, streams and topography. Many of these properties are located in unincorporated King County with RA5 zoning (one dwelling unit per five acres). Many of these properties have maintained their rural nature that includes privacy, vegetation and a wooded setting.

Area 057 Housing Profile



Grade 4/ Year Built 1946/ 740sf Total Living Area



Grade 5/ Year Built 1906/ 1060sf Total Living Area



Grade 6/ Year Built 1950/ 1170sf Total Living Area



Grade7/ Year Built 1985 / 1500sf Total Living Area



Grade 8/ Year Built 1997 / 2400sf Total Living Area



Grade9 / Year Built 2007 / 2790sf Total Living Area

Area 057 Housing Profile...continued



Grade 10/ Year Built 2005 / 3490sf Total Living Area



Grade 11/ Year Built 2005 / 5270sf Total Living Area

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.