

NW Renton Hill

Area: 085

Area Information for 2021 Assessment Roll



King County

Department of Assessments

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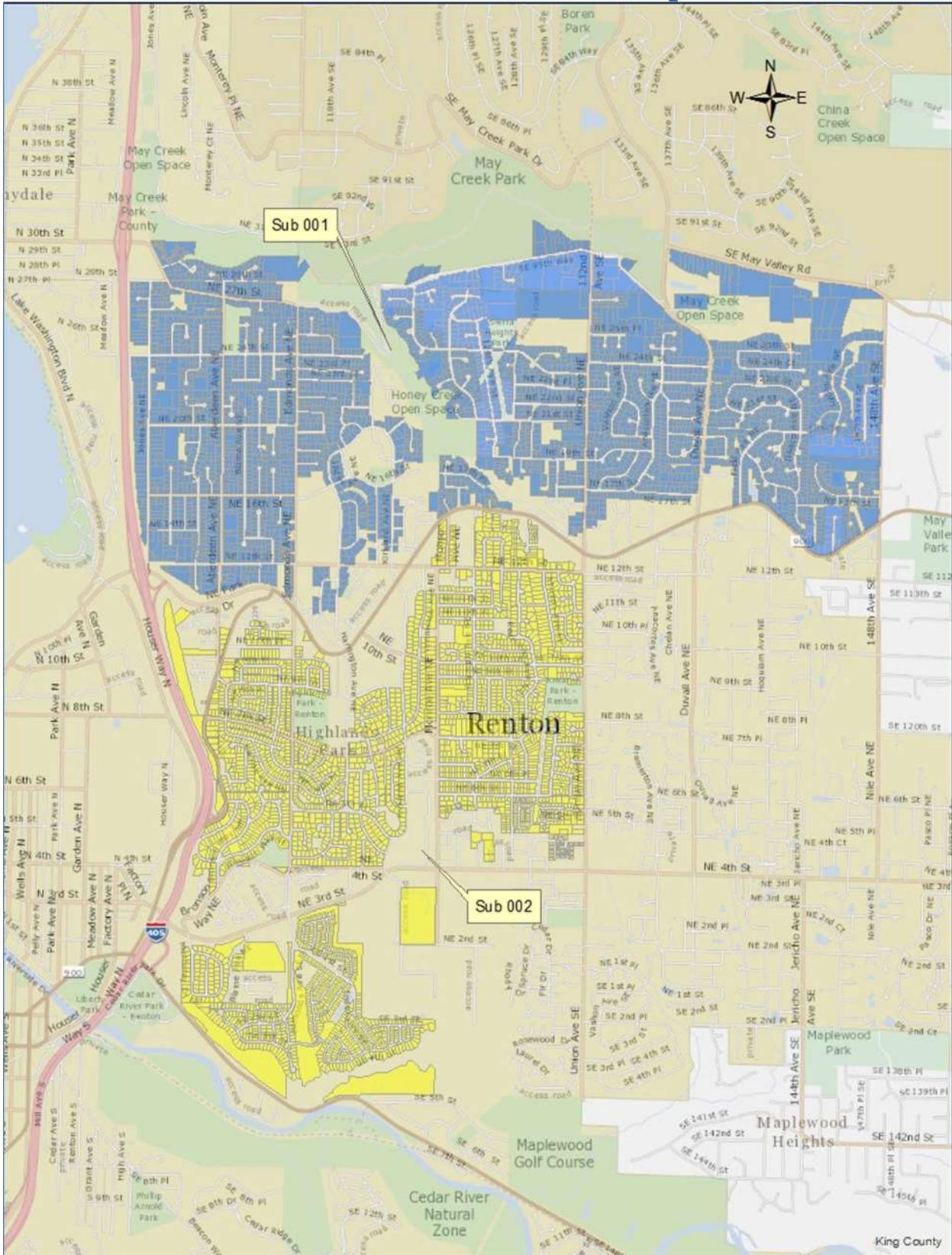
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Area 085 - Overview Map



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Area Information

Area 085 – NW Renton Hill

Area 85 is located in southeast King County, east of the downtown area of Renton, south of the Newcastle area, and southeast of Lake Washington. The majority of the area lies within the Renton City limits, with small pockets in the northeastern portion of the area still situated in unincorporated King County. The entire area has excellent access to Interstate 405 and Highway 169. Seattle-Tacoma International Airport and the Southcenter Mall are within a 15-minute drive. The western portion of the area offers views of the Olympic Mountains, partial City of Seattle, and territorial views of the valley below. Some southern parts of the area offer views of Mt. Rainier and the valley along Hwy 169.

Area 85 comprises approximately 7,000 parcels, of which about 97% of the parcels are improved. Many properties are located in plat-type neighborhoods. The remainder of the population consists of tax lots improved with older to new homes with multiple accessories.

Area 85 is primarily serviced by the Renton School District. The northeastern portion of Area 85, Subarea 1, is serviced by the Issaquah School District. Issaquah schools are among the top-ranked in the State due to proficiency in English and Math, strong scores on State required tests, a high graduation rate (with many above 90%), and above-average student enrollment in advanced placement course work. The market places a significant premium on the Issaquah School District versus the Renton School District due to the factors above. During the Physical Inspection valuation year (2016 assessment), market sales were analyzed to validate this market premium.

Area 85 is experiencing increased growth and development. The area was historically associated with lower grade improvements, ranging from grade 5 to grade 8. Builders have recently begun to meet the market demand for higher-grade improvements, which has resulted in the construction of higher quality homes, building grades 9 through 11. Many of these higher-grade homes sell for over 1 million dollars, a new precedent for the area.

Area 085 – Housing Profile



Grade 5 / Year Built 1953 / Total Living Area 700



Grade 6 / Year Built 1963 / Total Living Area 1,370



Grade 7 / Year Built 2002 / Total Living Area 2,280



Grade 8 / Year Built 1990 / Total Living Area 2,560



Grade 9 / Year Built 1998 / Total Living Area 3,220



Grade 10 / Year Built 2007 / Total Living Area 3,830

Area 085 Housing Profile ...continued



Grade 11 / Year Built 2009 / Total Living Area 7,030

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.