

Covington

Area: 086

Area Information for 2021 Assessment Roll



King County **Department of Assessments**

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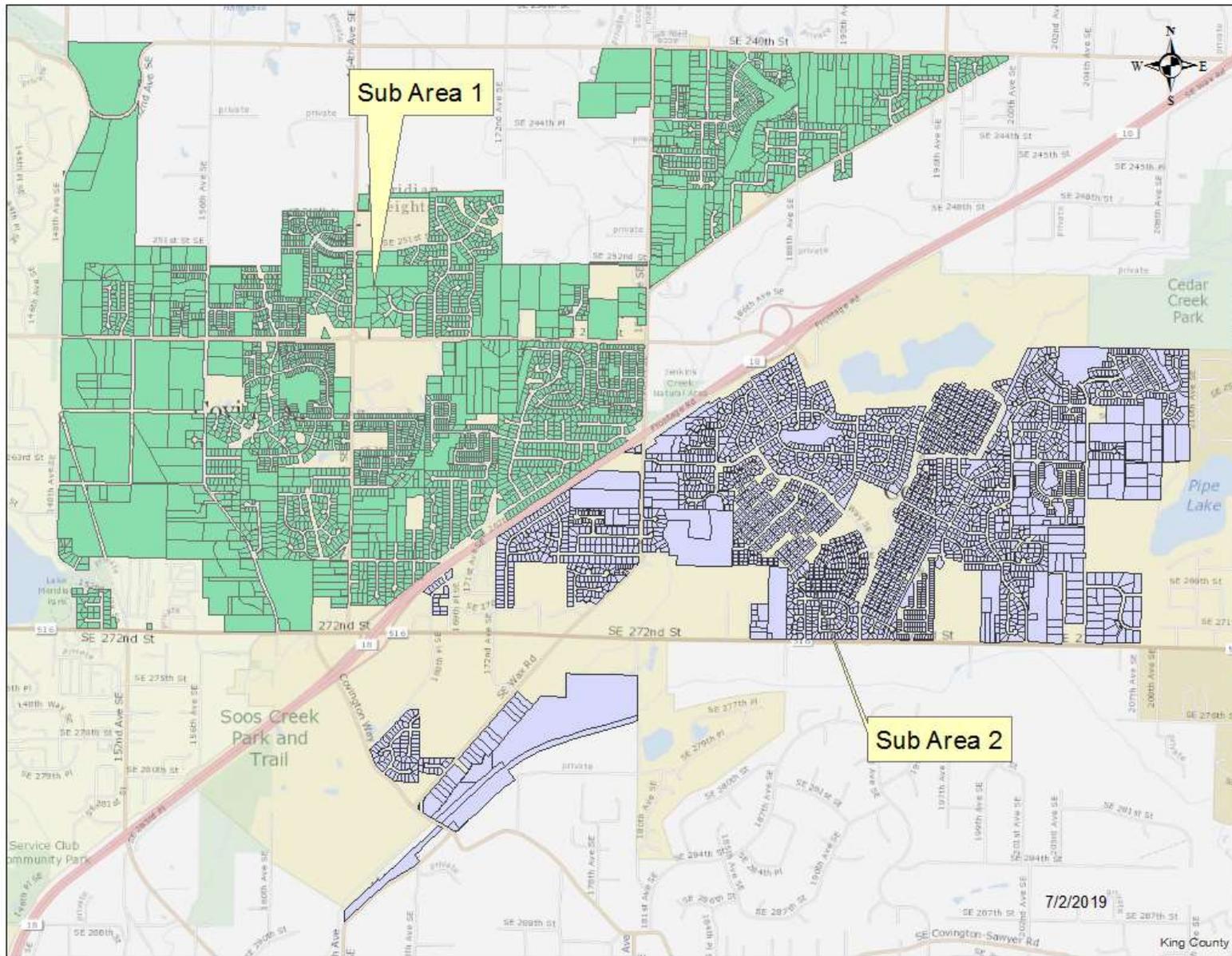
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Area 086 – Overview Map



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Area Information

Area 086 – Covington

Area 86 is a high density area with an approximate total area of 6 square miles. Although some parcels reside in unincorporated King County, the majority of the parcels are within the City of Covington. The principal arterial is State Route 516 also known as SE 272nd Street and/or Kent Kangley Road. This is the main commercial corridor running west to east from Kent to Maple Valley. The area is comprised of two sub areas, which are physically separated by Highway 18. With the City of Covington's rapid growth since incorporation in August of 1997, the commercial base has expanded to include Kohl's, Costco, Walmart, Fred Meyers, Safeway, Home Depot, Marshall's and many medical offices.

Area 86 is comprised of over 6500 parcels of which approximately 95% of the parcels are improved. Most parcels are located in plat-type neighborhoods. A small portion of the population are tax lots improved with older to semi new homes with multiple accessories. The heaviest growth in the area occurred in the 10-12 years after incorporation. Though the growth continues today, it is at a somewhat slower pace due to less easily developable land. Covington has a mix of residential development, from the higher quality homes of Highpointe to the more affordable homes within Timberlane.

One project in the works, is a Planned Unit Development called Lakepointe Urban Village Subarea. Starting in 2013, the Covington community began planning for the future development of what was once the Lakeside Gravel Mine located along Highway 18. At this time the existing asphalt batch plant is continuing operation and the Washington State Department of Natural Resources is overseeing the Surface Mine Reclamation within the future Lakepointe Urban Village Subarea. Importing of fill during the extended work hours associated with reclamation is approved until December 31, 2021. This Planned Unit Development will surely have an impact on the area as it is to include over 850,000 square feet of retail space and more than 1,500 residential units. The Assessor will surely keep an eye out for progress and impacts this development may have in the future.

Area 86 is serviced by the Kent School District which is comprised of elementary schools, Cedar Valley, Covington and Crestwood, two middle schools, Cedar Heights and Mattson and two high schools, Kentwood and Kentlake. This area has attracted many growing families. With its close proximity to major Highways such as Highway-18 and SR-169, this area is thriving and enjoys a vibrant sense of community.

Sub 1 is typically improved with traditional stick built homes but also includes a scattering of parcels improved with a manufactured home or accessory. This sub area borders the City of Kent to the west with close proximity to Lake Meridian. A large percentage of homes are building grade 7 to 8 built from 1980 through the present.

Sub 2 is comprised mostly of building grades 6 to 7 built between 1950's through late 1980's. This area has attracted many first time home buyers, renters, and rental investors, because of its location to the commercial corridor and main bus routes. The newer construction, however, tends to be grade 7 and 8 communities such as Maple Hills, Freestone Victorian Meadows, and Cedar Creek Park.

Area 086 Housing Profile



Grade 5/ Year Built 1974/ Total Living Area 540



Grade 6/ Year Built 1970/ Total Living Area 980



Grade 7/ Year Built 2013/ Total Living Area 1950



Grade 8/ Year Built 1998/ Total Living Area 2830



Grade 9/ Year Built 1999/ Total Living Area 3870



Grade 10/ Year Built 2008/ Total Living Area 5270

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.