

# Maple Valley

Area: 056

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## *Area Information for Assessment Roll*



**King County**

**Department of Assessments**

*Setting values, serving the community, and pursuing excellence*

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## Area Information

### Area 56 – Maple Valley

Area 56 is located in South King County, east of the cities of Kent and Covington. Maple Valley is a desirable community with a small but growing business center. The Tahoma School District of Maple Valley is an award winning school district that has recently built new elementary and high schools. The area is highly platted but has tax lots running along the north and south borders. Area 56 is a homogeneous area comprised mostly of average quality, moderately priced homes. Roughly one third of the homes in Area 56 were built in the 1990s and more than 45% were built in 2000 to present. Of the remaining population, most were built in the 1970's and 1980s with less than 5% of the population built prior to 1970.

Subarea 1 lies south of Kent-Kangley Road which is a major road access to Maple Valley. Along the southern border runs the Burlington Northern railroad tracks together with a fair number of parcels impacted by power lines running through portions of this subarea. Subarea 1 consists mostly of tax lots, predominately older homes with some newer developments sprinkled in, as well as some neighborhoods of manufactured homes. The site of the former Elk Run Golf Course is also located in Subarea 1.

Subarea 2 is a densely populated subarea, lying in the center of the Area 56. Pipe Lake and Lake Lucerne are located in this subarea. Subarea 2 is bordered to the east by Witte Road SE, a major roadway running north and south through Area 56.

The southern portion of Subarea 3 is populated with predominately newer plats. At its center, are Lake Wilderness and the Lake Wilderness Golf Course. The northern portion of Subarea 3 consists of tax lots in Unincorporated King County, with Highway 18 running along its northern border.

Subarea 4 runs along either side of Highway 169 (the Maple Valley Highway), which offers the other major access route to Maple Valley. It is the most densely populated of the subareas.

## Area 056 Housing Profile



Grade 4 / Year Built 1956 / Total Living Area 550



Grade 5 / Year Built 1955 / Total Living Area 1,360



Grade 6 / Year Built 1969 / Total Living Area 1,350



Grade 7 / Year Built 2008 / Total Living Area 2,700



Grade 8 / Year Built 2017 / Total Living Area 3,060



Grade 9 / Year Built 2006 / Total Living Area 2,740

## Area 056 Housing Profile ...continued



Grade 10 / Year Built 1989 / Total Living Area 2,590



Grade 11 / Year Built 1993 / Total Living Area 5,800



Grade 12 / Year Built 1998 / Total Living Area 5,860

# 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.