

Algona/ Pacific

Area: 087

Area Information for Assessment Roll



King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

KSC – AS – 0708

201 S. Jackson St., Room 708

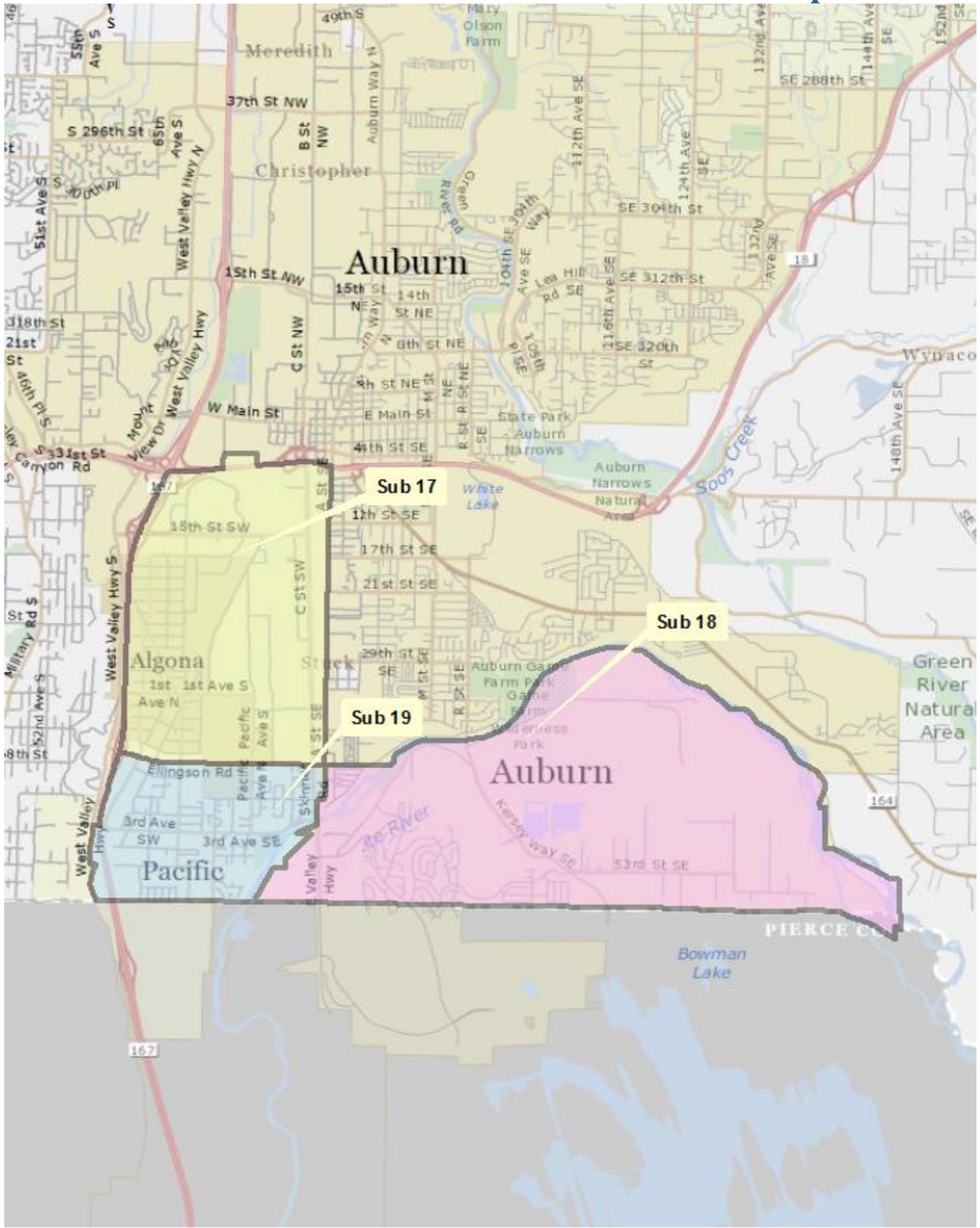
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Area Error! Reference source not found. Map



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Area Information

Name or Designation

Area **Error! Reference source not found.** - Algona/ Pacific

Boundaries

Area 087 – Algona/Pacific is bounded on the north by Highway 18, on the south by County Line Rd., on the west by State Route 167 (West Valley Highway S) and on the east by the White River.

Maps

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King Street Center.

Area Description

Area **Error! Reference source not found.** is located generally south of the City of Auburn along State Route 167 to the Pierce County line. Area 087 is divided into 3 sub areas. Sub-area 17 (City of Algona), sub-area 18 (Auburn/Lakeland Hills) and sub-area 19 (City of Pacific). Generally known as Al/Pac this area has easy access to Kent, Auburn, Federal Way, Tacoma and Seattle from State Routes 18 and 167. The Super Mall is just north of Al/Pac and provides shopping, restaurants and services. The abundance of industrial and commercial business nearby provide employment.

The City of Algona (est. population of 3,223 in 2018) is a small community of older, lower grade homes ranging in age from 1900 to 2020. The newer homes are mostly infill as the larger farm lots are segregated and sold off for new construction. Algona has not had the same amount of new building as Pacific due to the wetness and grade of the land, causing higher costs to improve the land for building. Algona is also highly influenced by the close proximity of commercial and industrial properties. There is a large Boeing facility, Safeway distribution center and the Super Mall near or in the city of Algona. Many of the properties in the north part of Algona are commercially zoned. A railroad runs along the east border of both Algona and Pacific and a large drainage ditch runs along the west border.

The city of Pacific (est. population of 7,219 in 2018) does not have the same commercial and land issues as the city of Algona so it has seen more building since 2000. There are 1,547 improved properties in Pacific. Of those, 453 (or 29%) have newer homes built between the years of 2000-2020. Nearly all of the new houses are moderately priced grade 7's. The Stuck and White River's run through Pacific. In 2009 a release of water from the Mud Mountain Dam caused severe flooding. Since that time King County has purchased properties along the river and built a flood prevention barrier.

The Lakeland Hills portion of Area 087 is located in sub-area 18. Lakeland Hills is considered to be a bedroom community located in the city of Auburn. The sub-divisions of Lakeland Hills (Major numbers 413687 to 413800), Kersey Div. 1b (Major 384510) and The Ridge at Bowman Creek (Major 729960) are on the top of a hill and remote from the cities of Algona and Pacific. Building of Lakeland Hills occurred primarily between the years of 1984 and 2007 and continues with new construction occurring as recently as 2020. There are some minor views near the top of the hill that add little value to the properties. Some homes are affected by minor topography and power line nuisance. Tax lots in sub-area 18 are mostly zoned RC which is a conservation code, 1 house per 4 acres. These properties are mostly estate like with large, higher grade homes. Located east of the sub-divisions is Lakeland Town Center with a grocery store, several restaurants and other services.

Area 87 Housing Profile



Grade 4/ Year Built 1937/ 960sf Total Living Area



Grade 7/ Year Built 1996/ 1,980sf Total Living Area



Grade 5/ Year Built 1956 / 630sf Total Living Area



Grade 8/ Year Built 2002/ 2,650sf Total Living Area



Grade 6 / Year Built 1945 / 1,260sf Total Living Area



Grade 9/ Year Built 2004/ 3,130sf Total Living Area

Area 87 Housing Profile... Continued



Grade 10/ Year Built 2005/ 3,620sf Total Living Area



Grade 11 / Year Built 2006 / 4,490sf 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.