East Auburn/ SE Kent

Area: 058

Area Information for Assessment Roll

King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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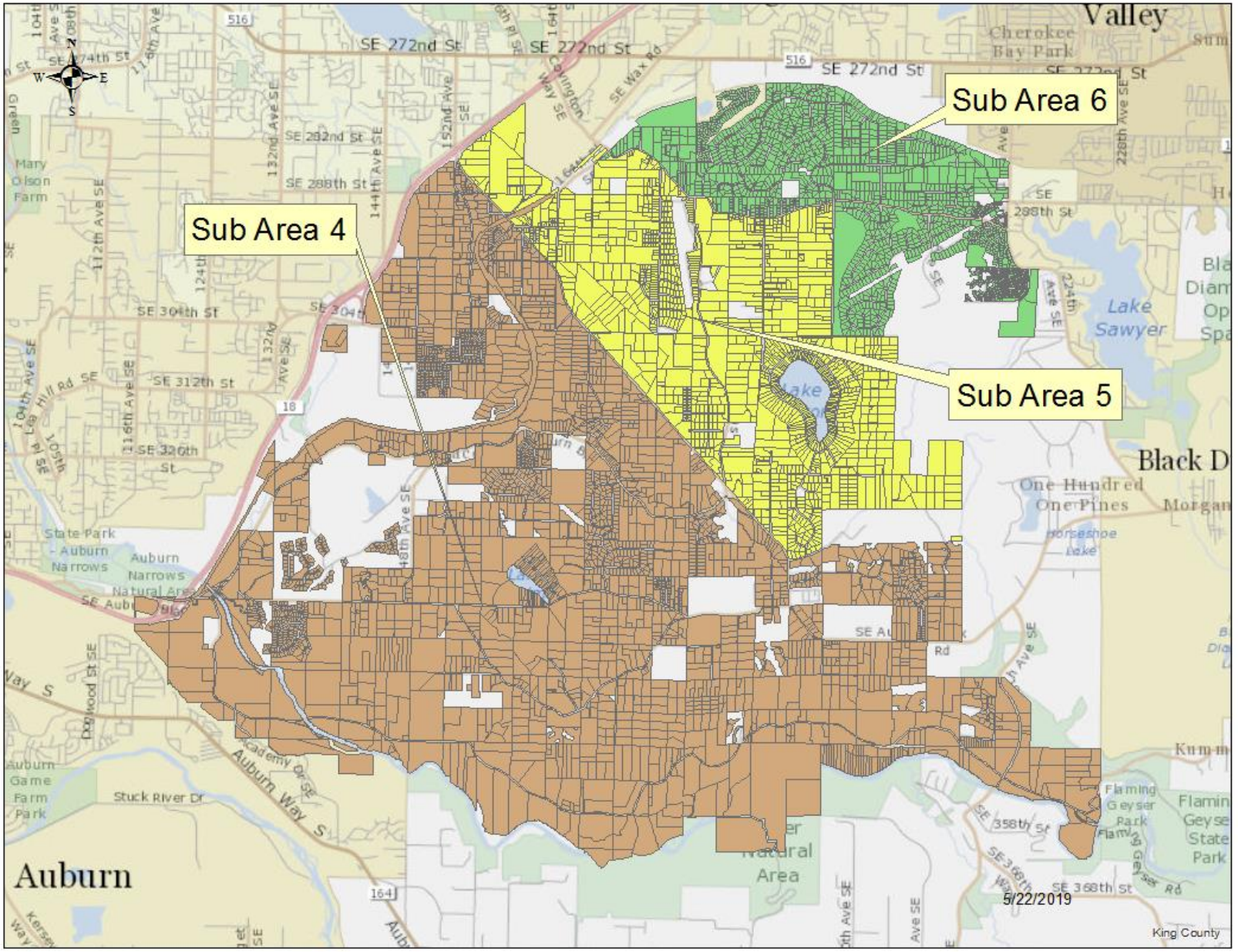
Area 058 – Overview Map



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Area Information
Area 58 – East Auburn/ SE Kent

Area 58 is a very heterogeneous area comprised of a mixture of rural acreage, older plats, newer plats and older homes on large acreage. The market primarily contains homes of mixed quality, located in tax lot and platted neighborhoods. Two nearby commercial centers are Covington to the north and downtown Auburn to the south, both of which are accessed via Highway 18.

Many properties in this area are used for local agriculture, hold an open space or current use designation. This designation offers an incentive (a property tax reduction) to landowners to voluntarily preserve open space, farmland or forestland on their property.

Local farms along the Green Valley Road such as Mosby Brothers and Canter-Berry Farms supply local restaurants and markets with seasonal, hand harvested produce items. In addition, these farms sell fresh flowers, produce and other home-made goods such as jams, syrup, chutney and vinegar to the public. Also located within this area of the Green River Valley are large horse ranch equestrian type properties.

There are waterfront properties located along the Green River, Lake Holm and Lake Morton. A third small lake, called Lake Moneysmith, is a bog lake with no improved properties. Properties along the Green River are predominantly pre-1970's lower quality grade homes with some newer, higher grade homes scattered throughout. Much of the area is typically heterogeneous in nature with housing made up of a variety of quality, ages and lot sizes. However, some platted areas of homogeneity exist in pocket neighborhoods such as the Washington National Golf Course community, Heather Highlands, Golden Ridge, Adler's Cove and Kentlake Highlands. Most of the area is in unincorporated King County, with the exception of a small pocket neighborhood plat called Lake at Winterwood. This neighborhood plat lies in the City of Covington. Area 58 is serviced by three school districts, Covington, Kent and Auburn.

Geographically the area varies greatly in topography, from steep hillsides off the Auburn Black Diamond Rd to the relatively flat, valley floor. Many properties are influenced by the Green River and other numerous streams, creeks and small rivers.

With a majority of the area comprised of lower density zoning such as RA5 (5 acre minimum lot size), RA10 (10 acre minimum lot size) and A10 (Agriculture use- 10 acre minimum lot size). The majority of the acreage properties have maintained and preserved a rural character.

High density zoning has been limited to two quarter sections, NW and SW 04-21-06, where Adler's Cove and Kentlake Highlands are located. The zoning in these two quarter sections is R4-four dwelling units per acre. Any future development of subdivisions would most likely occur in these quarter sections.

Area 058 Housing Profile

Grade 4/ Year Built 1955/ Total Living Area 400

Grade 5/ Year Built 1942/ Total Living Area 880

Grade 6/Year Built 1957/ Total Living Area 970

Grade 7/Year Built 2014/ Total Living Area 2000

Grade 8/Year Built 1978/ Total Living Area 2480

Grade 9/Year Built 1990/ Total Living Area 2750

Area 058 Housing Profile ...continued

Grade 10/ Year Built 1993/ Total Living Area 3850

Grade 11/ Year Built 2003/ Total Living Area 4640

Grade 12/ Year Built 2006/Total Living Area 7510

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.