

Lea Hill

Area: 062

Area Information for Assessment Roll



King County

Department of Assessments

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201 S. Jackson St, KSC-AS 0708

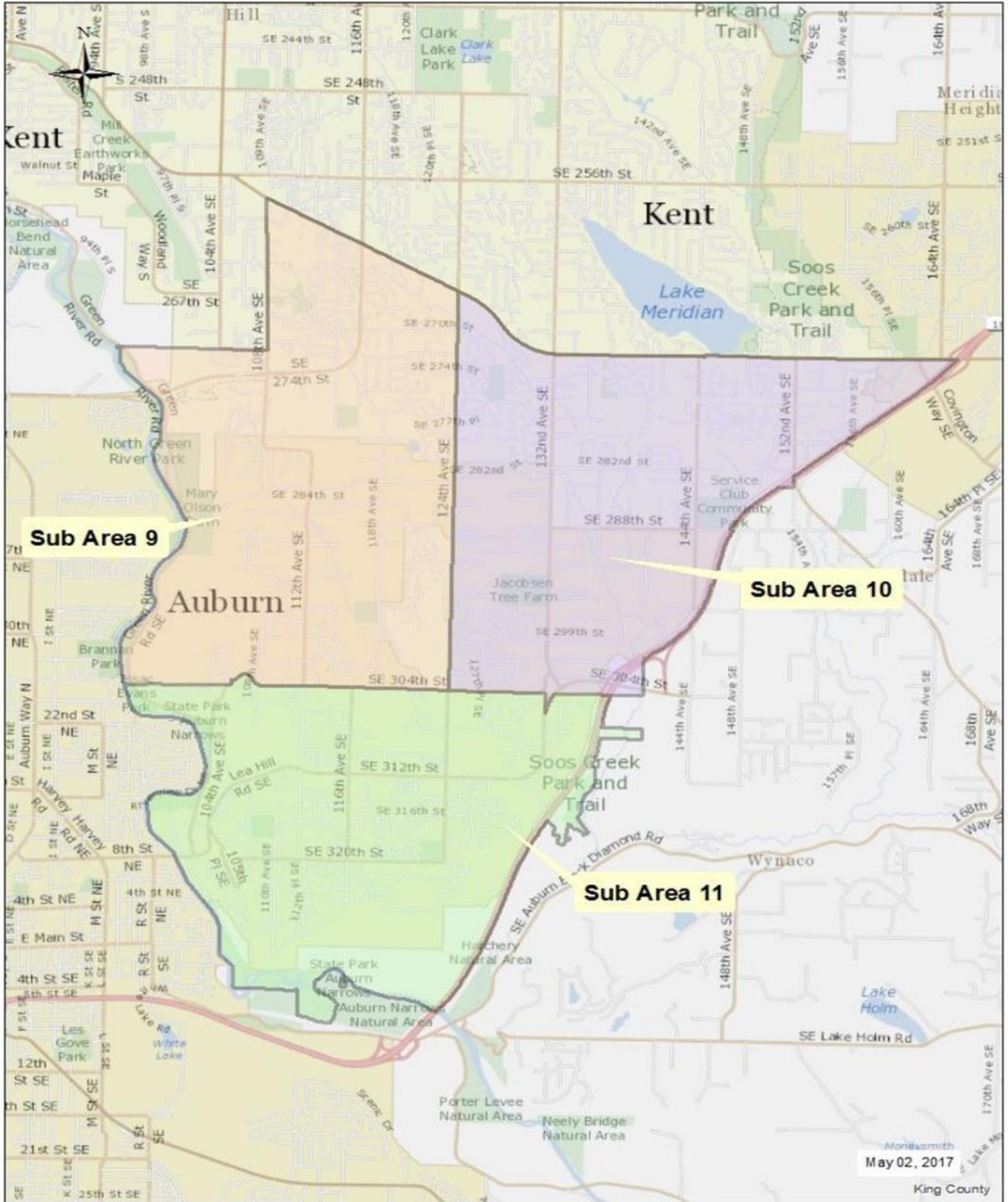
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Area 062 - Overview Map



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Area Information

Area 062 – Lea Hill

Area 62 is located to the south of Kent-Kangley Rd and east of the Green River. Area 62 includes the southern portion of Kent’s East Hill and Auburn’s Lea Hill areas. This area is a mixture of plats and rural acreage. Approximately 80% of the parcels are located in plats. Area 62 saw considerable platting prior to the downturn of the Real Estate market with many of the plats “moth balled” until recently. As with much of King County, the housing market has rebounded, and builders have resumed construction. The Green River, territorial, valley, cascade and Mt. Rainier views contribute to value in area 62. The southernmost portion features some spectacular Mt. Rainier views. Traffic noise, primarily from Highway 18 eastern boundary, SE Kent-Kangley Rd and SE 272nd St northern boundary, and some of the more heavily traveled roads in sub area 11 was considered to negatively impact values. Also, power lines in sub area 9 and 10 and environmental issues such as topography, wetlands and streams negatively impacted values. The majority of Lea Hill is located within the City of Auburn with a small portion along the northern boundary in the City of Kent.

Sub Area 9 has 3064 parcels of which 2719 are improved with a traditional stick-built structure, 16 parcels are improved with a manufactured home and 329 are vacant or have an accessory structure. This sub area features valley/territorial views and the Auburn Golf Course.

Sub Area 10 has 2836 parcels of which 2577 are improved with a traditional stick-built structure, 32 parcels are improved with a manufactured home, and 227 are vacant or have an accessory structure. This sub area features territorial and Cascade Mt. views.

Sub Area 11 has 2701 parcels of which 2468 are improved with a traditional stick-built structure, 34 parcels are improved with a manufactured home, and 199 are vacant or have an accessory structure. This sub area features exceptional Mt. Rainier and valley views. Green River Community College located is located in this sub area.

Area 062 Housing Profile



Grade 5 / Year Built 1938 / Total Living Area 1608 Sq Ft



Grade 8 / Year Built 2015 / Total Living Area 2602 Sq Ft



Grade 6 / Year Built 1978 / Total Living Area 1250 Sq Ft



Grade 9 / Year Built 1988 / Total Living Area 2320 Sq Ft



Grade 7 / Year Built 2011 / Total Living Area 2380 Sq Ft



Grade 10 / Year Built 2013 / Total Living Area 2540 Sq Ft

Area 062 Housing Profile ...continued



Grade 11 / Year Built 2006 / Total Living Area 4150 Sq Ft

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.