

# Talbot Hill/ East Kent

Area: 059

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## *Area Information for 2021 Assessment Roll*



## **King County** **Department of Assessments**

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

201 S. Jackson Street, KSC-AS 0708

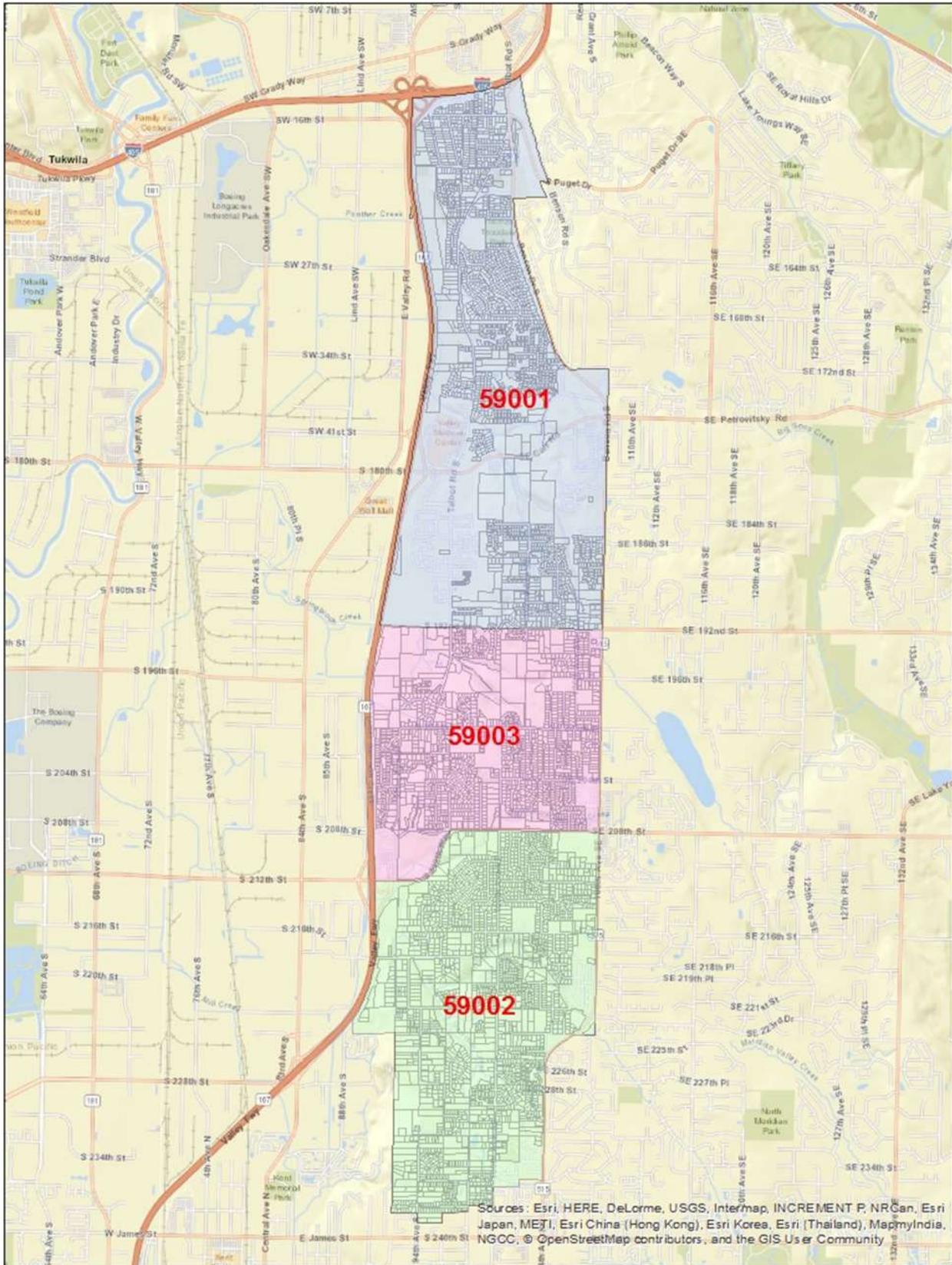
Seattle, WA 98104

OFFICE (206) 296-7300 FAX (206) 296-0595

Email: [assessor.info@kingcounty.gov](mailto:assessor.info@kingcounty.gov)

<http://www.kingcounty.gov/assessor/>

# Area 059 - Overview Map



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## **Area Information**

### **Area 059 – Talbot Hill/ East Kent**

Area 59 is located in the SE portion of King County. The area has two market areas; Talbot Hill in Renton, (i.e. Subarea 1) and Park Orchard, in Kent (i.e. Subareas 2 and 3). Area 59 is a mix of older improvements, new plats, newer pocket developments and some larger parcels with older improvements or vacant sites. An older 1996 grade 7 townhouse plat, Summit Park, is also located in area 59. There are some territorial/mountain view properties, however the majority of the area does not have a view amenity. Topography, wetland and traffic noise issues also impact this area. The area is in close proximity to three major freeways (i.e. I-405, Valley Freeway 167, and I-5), business and employment centers, shopping and medical facilities (Valley Medical Center).

## Area 059 Housing Profile



Grade 5/ Year Built 1943/ Total Living Area 720



Grade 8/ Year Built 1969/ Total Living Area 2100



Grade 6/ Year Built 1947/ Total Living Area 1090



Grade 9 /Year Built 2006/ Total Living Area 3020



Grade 7/ Year Built 1964/ Total Living Area 1860



Grade 10/ Year Built 2001/Total Living Area 3570

# 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.