

Burien / Des Moines

Area: 096

Area Information for Assessment Roll



Source: <https://www.facebook.com/CityofBurien/photos>



King County

Department of Assessments

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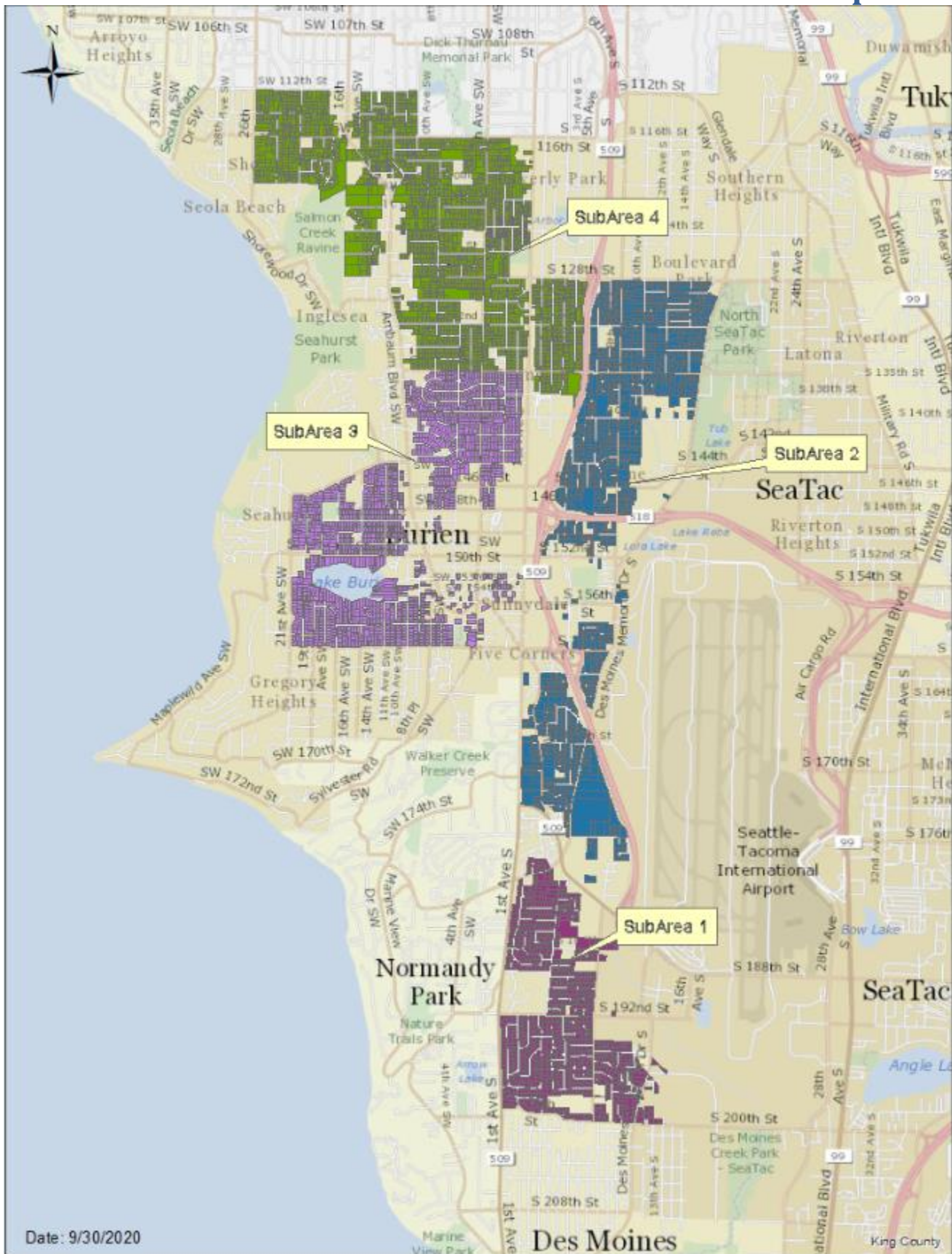
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Area Error! Reference source not found. Map



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Area Information

Name or Designation

Area **Error! Reference source not found.** - Burien / Des Moines

Boundaries

Area 96 has irregular boundaries. It is mostly bounded on the east by 13th Ave S, Des Moines Memorial Dr S, SeaTac Airport, North SeaTac Park and 10th Ave SW; north by S 128th St, SW 116th St, SW 112th St; west by 26th Ave SW, Ambaum Boulevard SW, 21st Ave SW and 1st Ave S; south by SW 160th St extending to SW 200th St.

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 directly south of Seattle. It includes most of the City of Burien, part of the City of Des Moines, part of Unincorporated King County and a small part of the City of SeaTac. Approximately 70 parcels located east of 8th Ave S extending to Des Moines Memorial Dr S are in the City of SeaTac. Parcels located south of S 192nd St. are in the City of Des Moines. About 7160 parcels are located in City of Burien.

The Seattle Tacoma International Airport is also located in this area. The Port of Seattle added the third runway during 2008 to reduce delays during poor weather. In order to mitigate the noise from the airplanes many of the homes received the "Port Package". This package also known as sound insulation package and is designed to reduce aircraft noise inside of homes. This package consisted of installing double or triple pane windows and increasing the insulation.

Homes in this area are affected by traffic and airplane noise. Individual properties are not coded for airport noise, as all properties within a given neighborhood are impacted equally. Parcels located around Salmon Creek ravine are affected by topography.

Area 96 is divided into four sub areas.

Sub Area 1 is located at the south end of Area 96 at the just to the southwest of SeaTac Aripport. Its eastern portion is within the city limits of SeaTac and the western portion is within city limits of Des Moines and Burien. This subarea has easy access to Hwy 99 and Interstate 5, and Sound Transit has extended its service to Angle lake Station. About 17% of Area 96 homes are located in this subarea and 77% of them are grade 7.

Sub Area 2 contains the neighborhood of downtown Burien. This subarea is located west of SeaTac runway and North SeaTac Park. Many commercial establishments are located here. There is easy access to Hwy 509 and Hwy 518. It also includes a townhouse subdivision. About 22% of Area 96 homes are located in this subarea and 60% of them are grade 7.

Area Information... Continued

Sub Area 3 contains the neighborhood of Ambaum Boulevard and Lake Burien. Seahurst Park is located nearby. Lake Burien has no public access. This subarea has many commercial and government establishments and provides easy access to Hwy 509 and Hwy 518. About 24% of all Area 96 homes are located in this subarea and 42% of them are grade 7.

Sub Area 4 is located north of downtown Burien, close to Beverly Park and other West Seattle neighborhoods. Seola Beach, a short distance away, is located on Puget Sound and has nice beaches for recreation. Some homes on the western side of subarea 4 have good views of Puget Sound. About 37% of all Area 96 homes are located here and 54% of them are grade 7.

Area 96 has 9 different neighborhoods based on location, airport noise, traffic noise, home construction quality and condition. Neighborhood is the primary factor for the base land value calculation. A description of neighborhood classifications and characteristics is provided on page 12.

Area 096 Housing Profile



Grade 4/Year Built 1946/Total Living 370



Grade 5/Year Built 1944/Total Living 1,280



Grade 6/Year Built 1927/Total Living 1,860



Grade 7 TH/Year Built 2005/Total Living 1,910



Grade 8/Year Built 1979/Total Living 1,740



Grade 9/Year Built 2016/Total Living 3,410

Area 096 Housing Profile... Continued

Area 096 Housing Profile...continued



Grade 10/Year Built 2006/Total Living 4,160



Grade 11/Year Built 2008/Total Living 3,610

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.