

# NW Bellevue/ Enatai/ Meydenbauer/ Beaux Arts

Area: 092

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## *Area Information for 2021 Assessment Roll*



*Photo courtesy of Jill Schmieder*



**King County**

**Department of Assessments**

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

500 Fourth Avenue, ADM-AS 0708

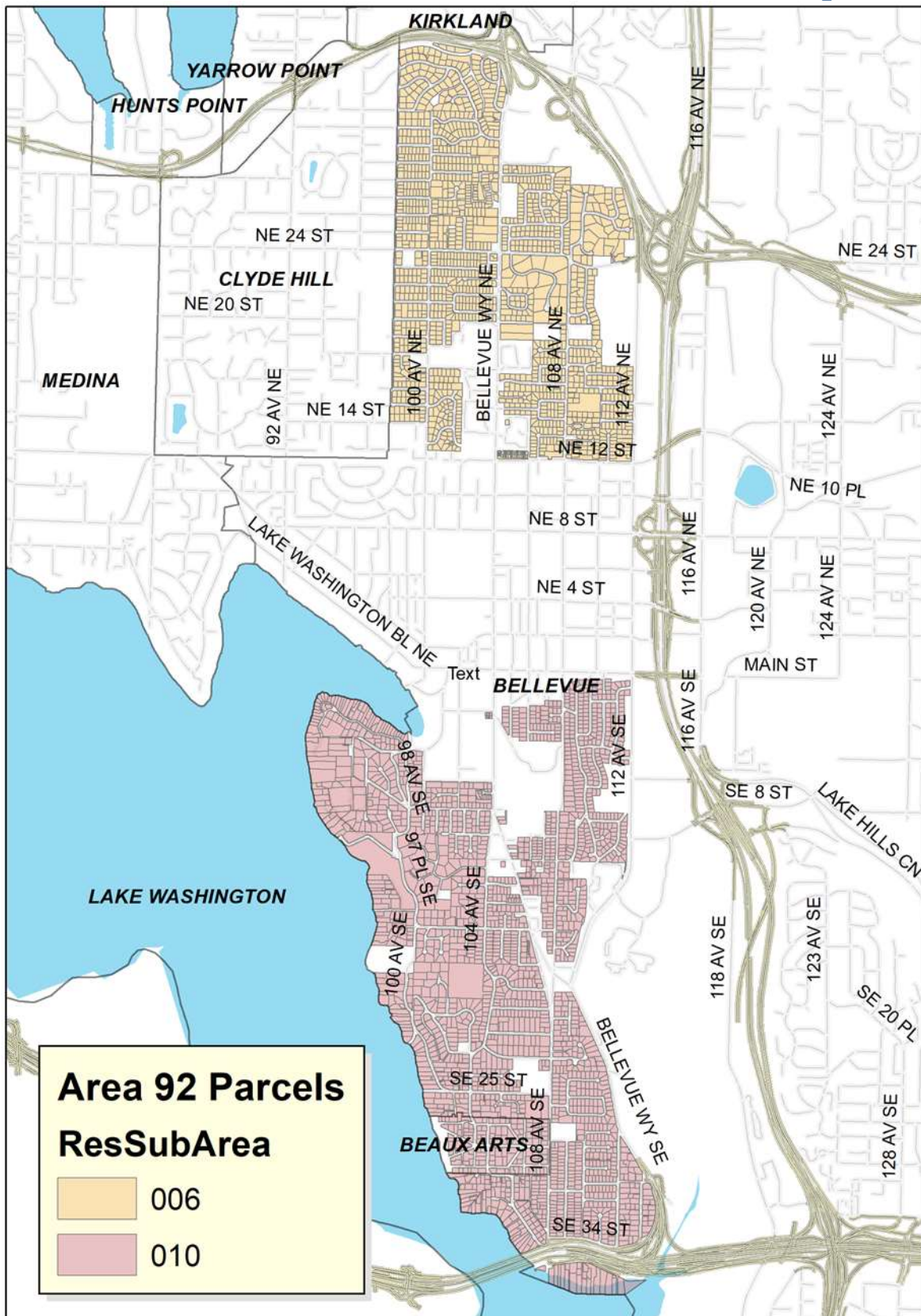
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**Area** Error! Reference source not found. **Map**



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# Area Information

## Name or Designation

Area **Error! Reference source not found.** - NW Bellevue/ Enatai/ Meydenbauer/ Beaux Arts

## Boundaries

Area 92 is comprised of two non-contiguous areas. The northern area, sub area 6, is bounded by Highway 520 to the north and Highway 405 to the east. The downtown commercial core bounds this sub area to the south while Clyde Hill or 98<sup>th</sup> Ave NE bounds this area to the west. In the southern area, sub area 10, is bounded by Lake Washington to the east, Highway 90 to the west, and the downtown commercial core to the north.

## Area Description

Area 092 is located on the eastern side of Lake Washington, north and south of the central business district of Bellevue. It includes the municipalities of Bellevue and Beaux Arts. Three major highways serve the area that provide access to Seattle and communities to the north, south, and east. Situated along the southwestern boundary of Area 92 are some of the most desirable waterfront properties on the Eastside of King County. Many of the upland parcels have expansive views of Lake Washington and the Bellevue skyline as well as views of the Olympic Mountains, Cascade Mountains, Mount Rainier, surrounding territory, and the Seattle skyline. The regional economy includes a large employment base in high-tech industries and other businesses. This area has convenient access to major shopping districts such as Bellevue Square, Factoria Mall, and Crossroads Mall. Area 92 is also known for the award winning schools that serve this area. The area is comprised of a mixture of commercial properties, including local businesses, apartments, condominiums; the residential areas are well-established post-war neighborhoods with generally well-maintained homes. There are two sub areas within Area 92, Sub Area 6 and Sub Area 10.

Area 92-6: located north of Bellevue's Central Business District. It is comprised of the Bellevue's Northtowne neighborhood. 95% of the parcels are improved with a Single Family Residence with a majority of the newer homes being larger, higher grade improvements. This sub area is predominately characterized by older, lower grade improvements being torn down or thoroughly renovated to develop land with new, large, higher grade improvements.

Area 92-10: located south of Bellevue's central business district. It includes the neighborhoods of Surrey Downs, Meydenbauer, Enatai and Beaux Arts. This area is highly desirable and consists of waterfront properties, view properties and platted lots. The upland neighborhoods are mainly comprised of grade 7 and grade 8 homes built in the 1950s. Many of the homes in this have been or are being remodeled, renovated or demolished for a new high grade improvement. Sub area 10 is also impacted by traffic, freeway noise, topography and commercial nuisances. This sub area also includes a substantial number of Lake Washington waterfront properties. Waterfront frontage quality is determined by neighborhood codes 10 through 24 (higher is better quality). A distinct upland neighborhood, neighborhood 99, abuts Highway 405 and can be viewed in the neighborhood map above.



## Area 092 Housing Profile



Grade 6/ 1950/ 1,350 sq ft



Grade 7/ 1954/ 1,470 sq ft



Grade 8/ 1975/ 3,360 sq ft



Grade 9/ 2005/ 2,690 sq ft



Grade 10/ 2013/ 4,285 sq ft



Grade 11/ 2018/ 4,950 sq ft



Grade 12/ 2007/ 5,990 sq ft



Grade 13/ 1999/ 5,580 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.