Inglewood/ Finn Hill/ Juanita

Area: 037

Area Information

King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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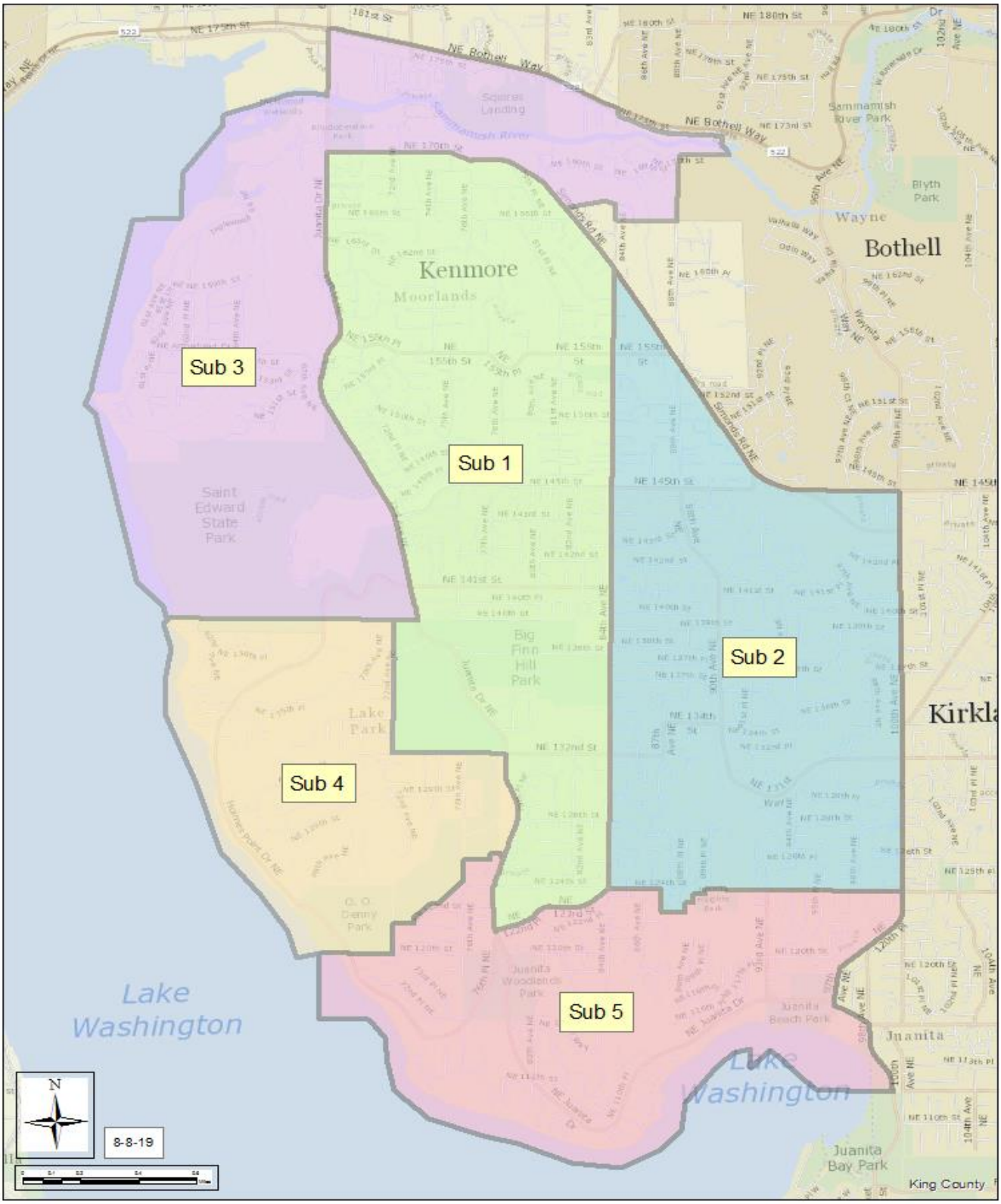
Area 037 - Overview Map



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Area Information
Area 037 – Inglewood/ Finn Hill/ Juanita

Name or Designation

Area 037 - Inglewood/ Finn Hill/ Juanita

Boundaries

This area is generally bounded on the West by the Northeast shore of Lake Washington, south of NE Bothell Way and the Sammamish Slough, following southerly along the shores of Lake Washington to Juanita Bay. It is additionally bounded on the East by Simonds Rd NE continuing southerly along 100th Ave NE to NE Juanita Dr. at Juanita Bay.

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 37 is located in the Northwestern area of King County. The area is described as Inglewood / Finn Hill / Juanita. It includes a south westerly portion of incorporated Kenmore to the north and a northwesterly portion of incorporated Kirkland to the south. Major attributes in this area are Inglewood Golf Club, St Edwards Park with Bastyr University, Denny Park and the highly desirable proximity to Lake Washington. There are over six miles of Lake Washington shoreline and nearly two miles on the Sammamish Slough. Though the vast majority of the waterfront is privately owned, there are public beaches and boat launches available to the general public. There are also several smaller publicly maintained parks throughout the area. There are numerous shopping centers and restaurants located to the north on NE Bothell Way, on the western border along 100th Ave NE as well as close proximity to downtown Kirkland's Market Street location just to the south of Juanita Bay. Access to Interstate 405 is also very convenient on its eastern border.

Area 37 is comprised of 9,864 parcels of which 9,126 (representing over 92%) are improved with a site built home. The area is considered to be homogenous with a mix of waterfront location and view properties to the west and the primarily non-view upland parcels east of Juanita Dr. NE. The entire area may be described as suburban in nature. The typical house is grade 7 in quality, has 1400 square feet above grade living area; 1700 square feet total living area and is in average condition. There are approximately 97 waterfront parcels along the length of Sammamish Slough at the most northerly portion of the area and approximately 292 Lake Washington waterfront parcels on the northeast shore continuing southerly to Juanita Bay. Slough waterfront parcels are essentially low bank properties, whereas Lake Washington waterfront land generally is high bank to the north of St. Edwards Park and medium to low bank south of the park down to Juanita Bay.

There are many similarly competing neighborhoods that may be identified throughout the area. Though identified by name as separate distinct neighborhoods, many have similar residential attributes that drive a similar market appeal. Examples of such are the neighborhoods of Arrowhead, Holmes Point, and Champagne Point along Lake Washington and Finn Hill and Juanita located upland. All except 97 parcels which are designated for public use are zoned residential with varying degrees of density. There is a total of 214 townhome parcels.

Area 37 is divided into five sub areas.

Sub area 1 is generally located upland starting south of NE 170th St, north of NE 123rd St and bordered between Juanita Dr. NE and 84th Ave. NE. It is homogenous within itself and with Sub area 2. There are a total of 3,137 parcels of which 94% are improved. Typical houses in this area are Grade 7 in average condition built in the 1960's and 70's.

Sub area 2 is generally located upland starting south of Simonds Rd. NE, north of NE 132nd St. and bordered by 84th Ave NE and 100th Ave. NE. It is considered homogenous within itself and with Sub area 1. There are a total of 3,269 parcels of which 96% are improved. Typical houses in this area are Grade 7 in average condition built in the 1960's and 70's.

Sub area 3 is located in the north of area 37 including all of the properties along the Sammamish Slough and the furthest northeastern shore of Lake Washington waterfront and view properties west of Juanita Drive NE south to St. Edwards Park. There are a total of 988 properties of which 92% are improved. Typical non waterfront homes are grade 7 or 8 built in the 1960's and 1970's. Typical Lake Washington waterfront properties are grade 8 thru 9 built prior to 1990, then typically grade 10 or higher for homes that are younger in age. Typical waterfront Sammamish Slough properties are from grade 7 thru 9 built in the 1970's and 1980's with superior grade homes built more recently. There are 208 parcels that have varying views of Lake Washington.

Sub area 4 is located along the eastern shore of Lake Washington south of St. Edwards Park, west of Juanita Drive NE and north of Denny Park. There are a total of 800 parcels of which 87% are improved. Typical non waterfront homes are grade 7 or 8 built in the 1960's and 1970's. Typical Lake Washington waterfront properties are grade 8 or 9 built prior to 1990, then typically grade 10 or higher subsequently. There are 314 parcels that have varying views of Lake Washington.

Sub area 5 is located along the south eastern shore of Lake Washington to Juanita Bay, south of Denny Park and NE 124th Street and west of 98th Avenue NE. There are a total of 1,670 parcels of which 88% are improved. Typical non waterfront homes are grade 8 built in the 1980's. Typical Lake Washington waterfront properties are grade 8 thru 10 built prior to 1990, then typically grade 11 or higher for younger homes built after 1990. There are 695 parcels that have varying views of Lake Washington.

Area 037 Housing Profile

Grade 6 / Year Built 1950 / Total Living Area 1340 SF

Grade 7 / Year Built 1970 / Total Living Area 1730 SF

Grade 8 / Year Built 1986 / Total Living Area 2340 SF

Grade 9 / Year Built 1990 / Total Living Area 3030 SF

Grade 10 / Year Built 1990 / Total Living Area 3670 SF

Grade 11 / Year Built 2007 / Total Living Area 4700 SF

Area 037 Housing Profile ...continued

Grade 12 / Year Built 2000 / Total Living Area 5310 SF

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.