North Sammamish Plateau

Area: 035

Area Information

King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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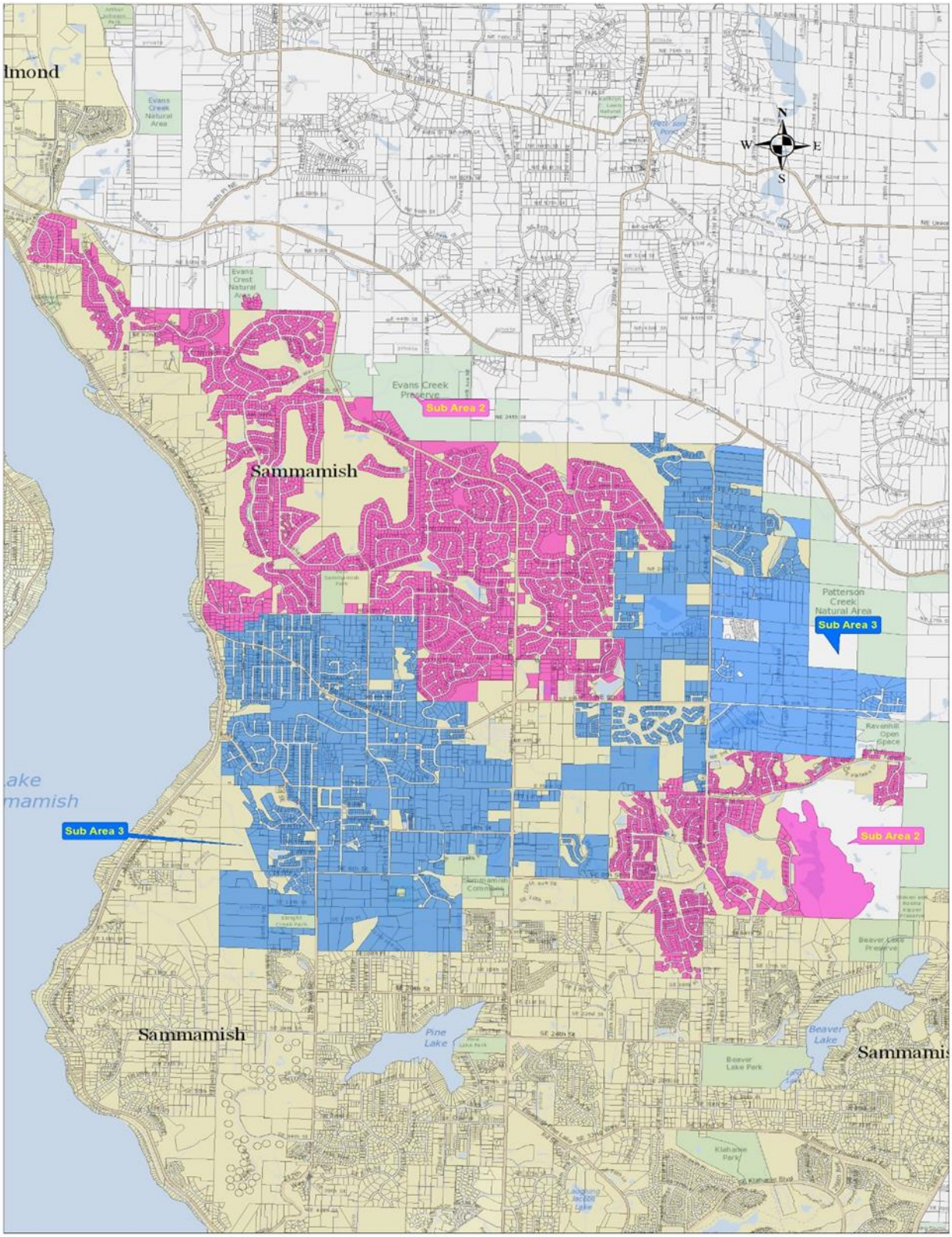
Area 035 - Overview Map



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Area Information
Area 035 – North Sammamish Plateau

Area 035 is located on the north end of the Sammamish Plateau. It is a suburban neighborhood with the majority of the single family residences in platted subdivisions. The area includes the City of Sammamish and parts of unincorporated King County. Area 35 has a healthy and growing market for single family residences due in part to its proximity to employment centers of Bellevue and Redmond. A few properties enjoy the amenity of Lake Sammamish waterfront access rights. Many properties in the area have fair to excellent Lake Sammamish, Cascade Mountain and territorial views. In April 2016 the Sammamish Commons Plaza opened the Sammamish Community and Aquatic Center/YMCA and more infrastructure is currently being developed. Amenities include Lake Sammamish, the Cascade foothills and Marymoor Park.

The area is divided into two Sub Areas:

Sub Area 2 includes the neighborhoods of Sahalee Golf and Country Club and the Plateau Golf and Country Club. Sub Area 2 has 66% of the total area parcel population with 98% of those parcels are improved with a single family residence with a grade range of 7 to 13. The majority of the homes are grades 8 and 9 built in the 1990's.

Sub Area 3 includes the neighborhoods of Inglewood and Tamarac. The majority of Area 35 non-platted tax lots are located in Sub Area 3. Sub Area 3 has 34% of the total area parcel population and 82% of the parcels are improved with a single family residence with a grade range of 2 to 13. The majority of the homes are grades 7, 8 and 9 built in the late 1970's and early 1980's.

Area 035 Housing Profile

Grade 5 / 1943 / 990 square feet

Grade 6 / 1974 / 990 square feet

Grade 7 / 1979 / 1,860 square feet

Grade 8 / 2003 / 2,730 square feet

Grade 9 / 2003 / 3,300 square feet

Grade 10 / 2012 / 4,130 square feet

Grade 11 / 2014 / 4,450 square feet

Grade 12 / 2006 / 6,270 square feet

Area 035 Housing Profile

Grade 13 / 2005 / 9,000 square feet

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.