

Redmond Ridge & Environs

Area: 071

Area Information for Assessment Roll



Photo courtesy of Elizabeth Shirer



King County

Department of Assessments

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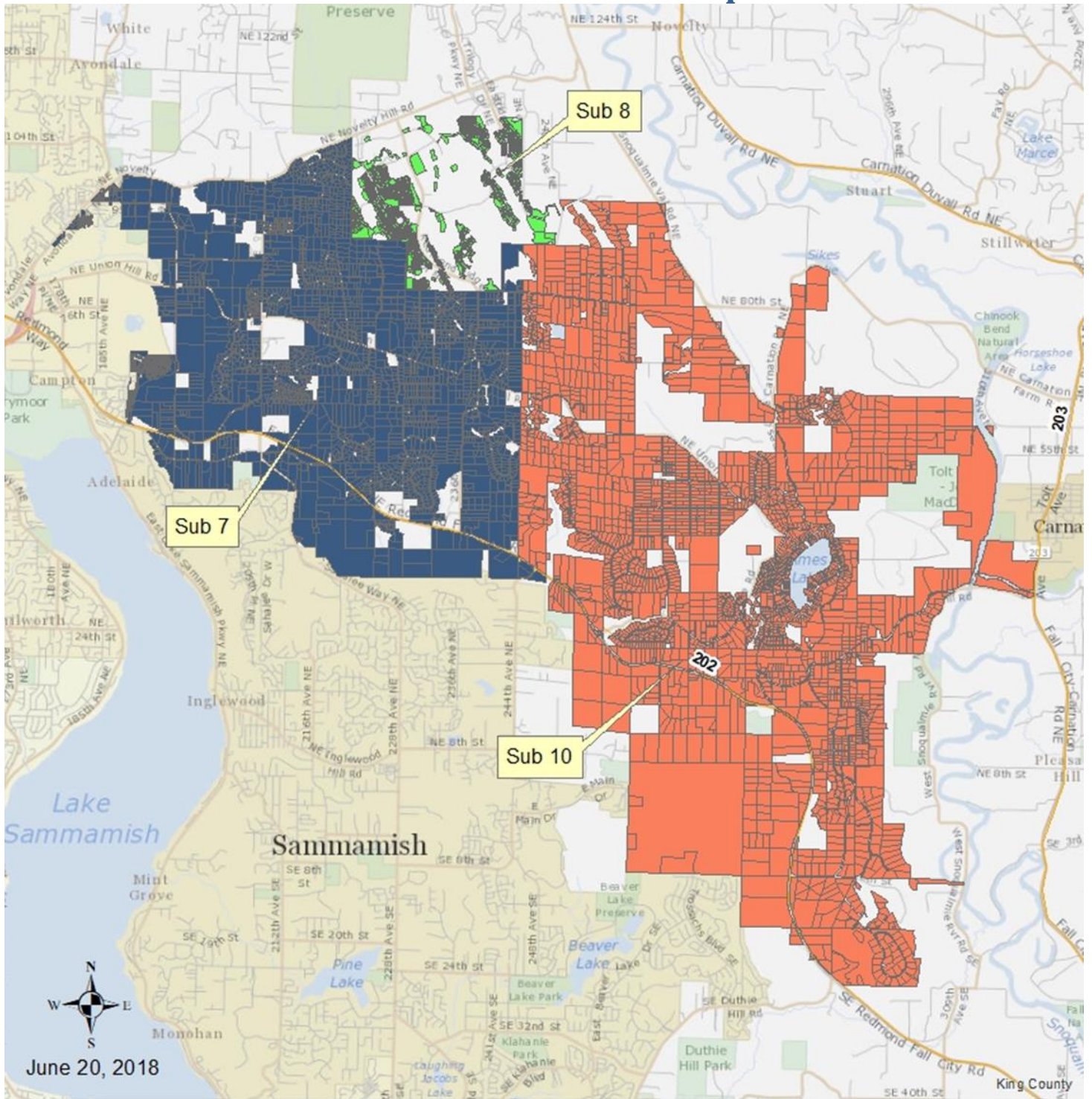
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Area 071 - Overview Map



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Area Information

Area 071 – Redmond Ridge & Environs

Name or Designation

Area 071 - Redmond Ridge / Environs

Boundaries

Area 71 is bounded to the north by Novelty Hill Road, to the west by Avondale Road, to the east by West Snoqualmie Valley Road and the Snoqualmie valley to the south by the Sammamish plateau, with a number of parcels residing south of Redmond-Fall City Road.

Area Description

Area 071 is located northeast of the City of Redmond. Almost all of Area 71 is unincorporated King County with a small portion located within the City of Redmond. Major roads and highways include Avondale Rd NE, NE Novelty Hill Road, NE Union Hill Road, NE Ames Lake Road, NE Tolt Hill Road, NE Redmond-Fall City Road (Hwy 202), Ames Lake-Carnation Road, and West Snoqualmie Valley Road NE. Area 71 is divided into 3 sub-areas and 9 neighborhoods.

Sub Area 7 is located closer to the City of Redmond and the local region's major employers and shopping centers and is made up of a mixture of plats and tax lots.

Sub Area 8 consists of the newer planned unit developments Redmond Ridge and Redmond Ridge East.

Sub Area 10 describes the eastern and southern portions of the Area and has a more rural feel with larger acreage developments and waterfront properties on Ames Lake.

Area 71 is divided into 8 neighborhoods. **Neighborhood 1** is located closest to the City of Redmond and the major shopping and employment centers in the region. **Neighborhoods 2 and 3** are located south of NE Redmond-Fall City Road (Hwy 202) and are made up of residential and agricultural properties.

Neighborhood 4 is the southeast portion of the area and includes Ames Lake. **Neighborhood 5** is a mix of residential and agricultural properties surrounding West Snoqualmie Valley Road. **Neighborhood 6** is located in the center of area 71 between NE Union Hill Road and Hwy 202, and **Neighborhood 7** is the area north of NE Union Hill Road and below Redmond Ridge and includes many premium equestrian and view properties. **Neighborhood 8** encompasses Sub Area 8 and includes Redmond Ridge. **Neighborhood 9** is a cluster of newly constructed homes located in the northern portion of Sub Area 10.

Area 071 Housing Profile



Grade 5/ Year Built 1964/ Total Living Area 1,060sf



Grade 6/ Year Built 1988/ Total Living Area 1,460sf



Grade 7/ Year Built 2010/ Total Living Area 1,460sf



Grade 8/ Year Built 2000/ Total Living Area 2,790sf



Grade 9/ Year Built 2003/ Total Living Area 3,480sf



Grade 10/ Year Built 2014/ Total Living Area 4,910sf

Area 071 Housing Profile



Grade 11/ Year Built 2011/ Total Living Area 4,580sf



Grade 12/ Year Built 2007/ Total Living Area 7,640sf



Grade 13 /Year Built 2004/ Total Living Area 10,380sf

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.