

# Woodinville/Cottage Lake/Hollywood Hill

Area: 036

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## *Area Information*



*Cottage Lake, King County, Washington.*



## **King County** **Department of Assessments**

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

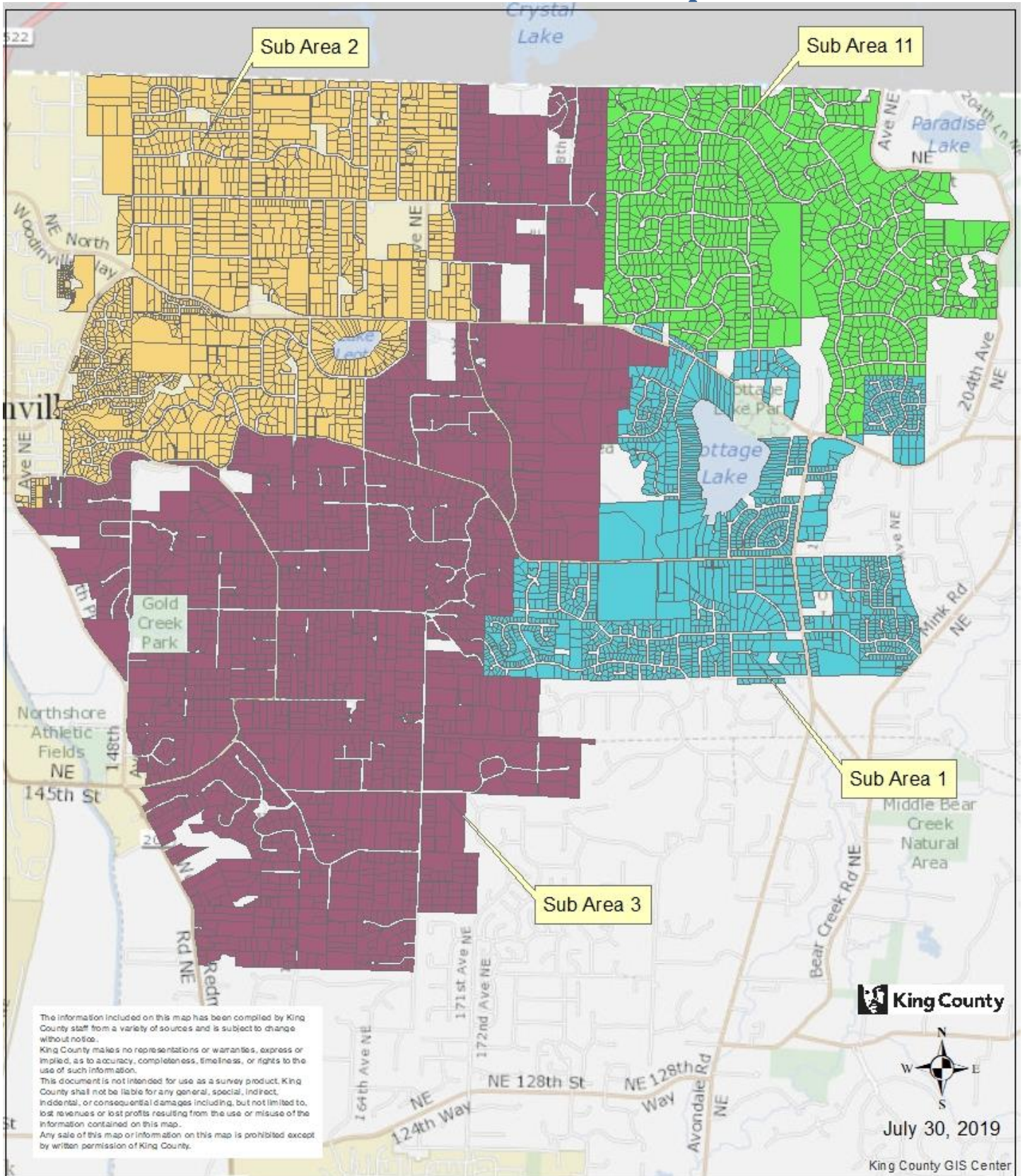
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# Area 036 - Overview Map



# Area Information

## Area 036 – Woodinville/ Cottage Lake/ Hollywood Hill

### Name or Designation

Area 036 - Woodinville, Cottage Lake, Hollywood Hills

### Boundaries

Area 36 is bounded to the west by Woodinville-Redmond Rd NE and 140<sup>th</sup> PI NE, and extends just east of Avondale Rd NE to 204<sup>th</sup> Ave NE and Mink Rd NE. Area 36 borders Snohomish County to the north and extends as far south as NE 136<sup>th</sup> PI.

### 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 County Administration Building.

### Area Description

Area 036 is in northeast King County, bordering Snohomish County. The majority of Area 36 is unincorporated King County, with the NW portion located within the City of Woodinville. Major roads and highways include Avondale Rd NE, NE Woodinville-Duvall Rd and Woodinville-Redmond Rd NE, and 140<sup>th</sup> PI NE. Area 36 is divided into 4 sub areas and 3 neighborhoods.

Sub Area 1 encompasses the southeastern quadrant of the Area and includes Cottage Lake. Sub Area 2 is located in the northwest quadrant of the Area and is entirely within Woodinville proper. Sub Area 3 spans from the county line to the southern border of the Area between Sub Areas 1 and 2 and includes Hollywood Hills and Lake Leota. Sub Area 11 is located in the northeast portion of the Area and includes the Reintree neighborhoods.

Area 36 is divided into 3 neighborhoods. Neighborhood 1 is located in the northwest portion of the Area and nearest the major shopping centers and tourist attractions in the region. Neighborhood 3 encompasses the eastern half of the Area and includes Cottage Lake and the Reintree plats. Neighborhood 4 is located between Neighborhoods 1 and 3 includes easy access to the tourism district, Lake Leota, and the larger estate and equestrian properties of Hollywood Hills. The 3 neighborhoods in Area 36 represent regions of similar amenities and land use potential. Analysis of vacant land sales indicate separate competing markets between Neighborhoods 1, 3, and 4, with properties in Neighborhood 4 appearing to be the most desirable.

## Area 036 Housing Profile



Grade 5/ Year Built 1930/ Total Living Area 1,050sf



Grade 6/ Year Built 1920/ Total Living Area 1,650sf



Grade 7/ Year Built 1968/ Total Living Area 1,150sf



Grade 8/ Year Built 1989/ Total Living Area 2,740sf



Grade 9/ Year Built 1998/ Total Living Area 3,230sf



Grade 10/ Year Built 2018/ Total Living Area 3,600sf

## Area 036 Housing Profile



Grade 11/ Year Built 2003/ Total Living Area 4,880sf



Grade 12/ Year Built 2005/ Total Living Area 5,850sf



Grade 13 /Year Built 1998/ Total Living Area 9,240sf

# 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.