Newcastle

Area: 064

Area Information for Assessment Roll

King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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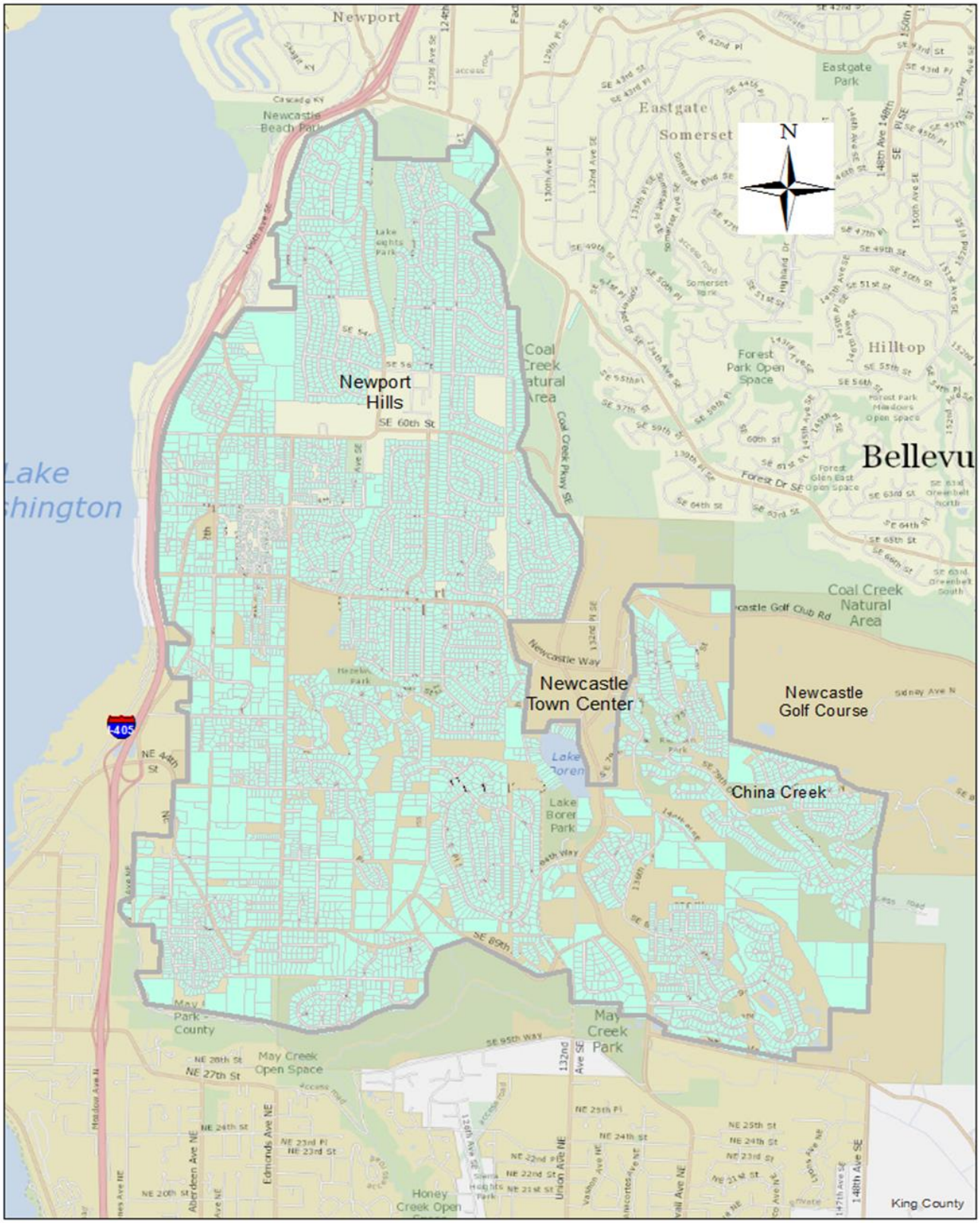
Area 064 - Overview Map



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Area Information
Area 64 – Newcastle

Area 064 Is located on the Southeast side of Lake Washington, just south of I-90 and east of I-405. There is only one subarea in Area 64: Subarea 5. The Bellevue, Newcastle, and Renton municipalities are located within the area, as well as the Bellevue, Issaquah, and Renton School Districts. Access to freeways, major commercial centers, parks, and recreational areas is excellent. Examples of the many nearby amenities that make this a very desirable and attractive community in which to live include Newcastle Beach Park and Coulon Park on Lake Washington, Cougar Mountain Park, Bellevue Square, Factoria Mall, and Westfield Shopping Center. The topography is mostly rolling and hilly, with several ravines and steep slopes, all of which help provide many beautiful views of Lake Washington and the surrounding territory. This area is primarily suburban in nature with substantial diversity in neighborhood type and housing, with several properties retaining a rural setting. Houses were built from the early 1900s to the present, with over 95% built after 1959. These homes include a variety of housing types and quality of construction that range from grade 5 to 12. New construction and new development projects continue to thrive. Several of these projects are of single and multifamily housing currently under construction or in planning stages. Overall, this area is very desirable, with many housing types that appeal to a large and assorted population of owners, renters, and potential buyers.

Area 064 Housing Profile

Grade 5/ Year Built 1942/ Total Living Area 710

Grade 6/ Year Built 1930/ Total Living Area 970

Grade 7/ Year Built 1963/ Total Living Area 2,700

Grade 8/ Year Built 1983/ Total Living Area 2,270

Grade 9/ Year Built 1990/ Total Living Area 2,360

Grade 10/ Year Built 2004/ Total Living Area 4,500

Area 064 Housing Profile ...continued

Grade 11/ Year Built 2000/ Total Living Area 3,760

Grade 12/ Year Built 2000/ Total Living Area 4,690

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.