Newport Shores/ Kennydale

Area: 063

Area Information for Assessment Roll

King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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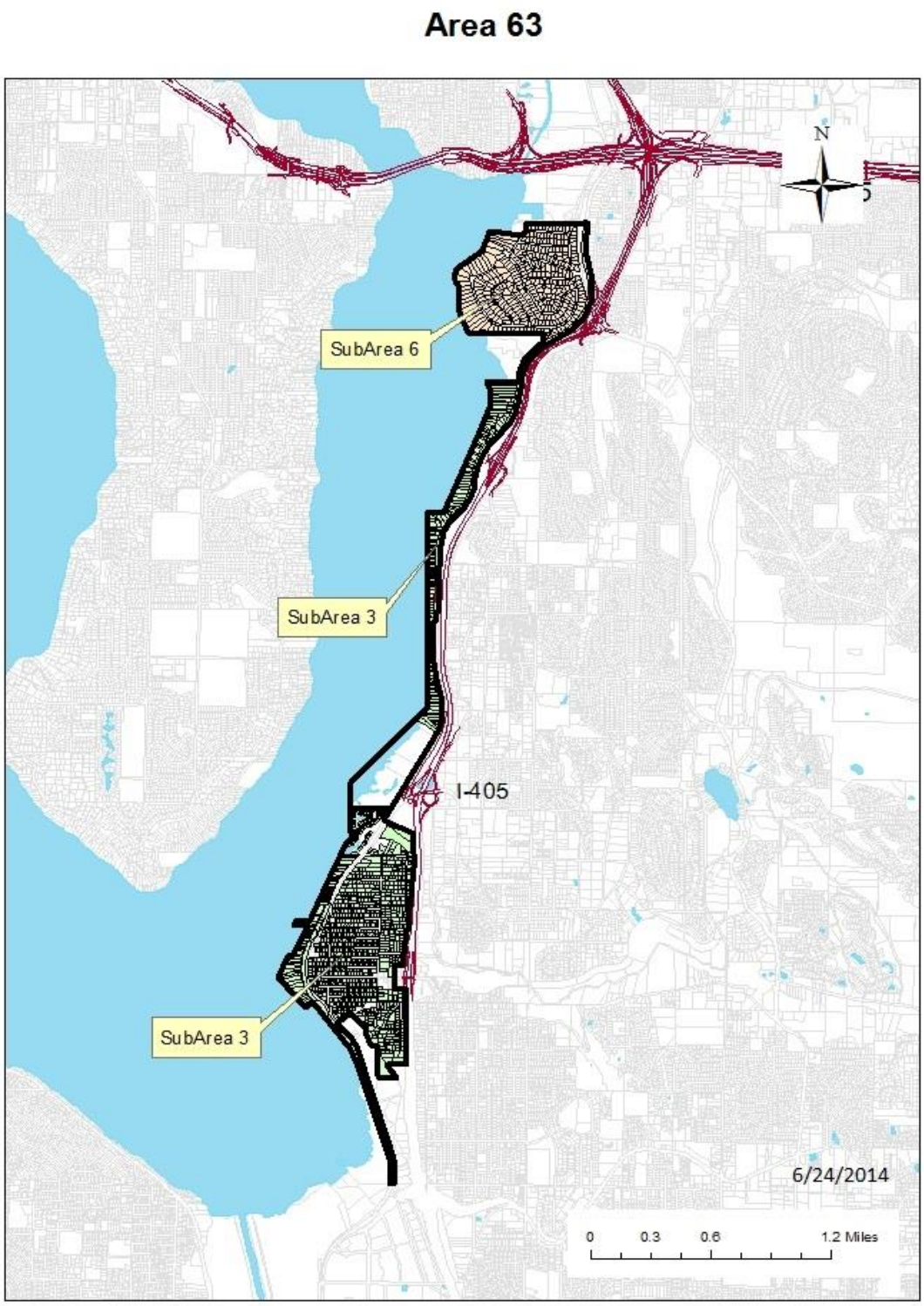
Area 063 - Overview Map



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Area Information
Area 63 – Newport Shores/ Kennydale

Area 063 is located adjacent to South East Lake Washington, from South Bellevue to the Northern portion of Renton. This area's location is very desirable, having multiple access points to I-405 from north to south along the area's eastern border. Access to I-405 provides excellent commutes to Renton, Bellevue, Seattle, and other major commercial and employment centers. There are two waterfront beach parks, Coulon Park at the south end of the area and Newcastle Park at the north end. Both provide recreational activities for the community.

Housing type and style are pretty extensive in this area, having been built from the early 1900s to the present and with construction quality from grade 5 through 13. This area has various view amenities that include Lake Washington, the Olympic Mountains, and the surrounding territory. Several of the properties have Lake Washington waterfront. The variety of neighborhoods consist of housing types from entry-level to luxury. Therefore, the sales prices in area 63 also reflect a vast range from affordable to many millions of dollars. This area's popularity has spurred remodeling and tear-down activity to accommodate larger and more modern homes.

Area 63 consists of two subareas; Subarea 3 (Kennydale) and Subarea 6 (Newport Shores). Subarea 3 extends approximately 3.6 miles from the northern tip to the southern border, which primarily encompasses Lake Washington's waterfront. The majority of subarea 3, also known as lower Kennydale, lies at the south end of this subarea. Homes found in this subarea are generally the most diverse ranging from affordable to luxurious, Lake Washington waterfront, view property, and newer upscale townhomes. This area consists of three jurisdictions; the City of Bellevue, King County, and the City of Renton.

Subarea 6 is located at the north end of Area 63 and is within the City of Bellevue. Subarea 6 is a one-of-a-kind neighborhood that includes Lake Washington waterfront, canal waterfront, and non-waterfront properties, all within the Newport Shores neighborhood. The area consists of a community clubhouse, marina, swimming pool, and tennis courts. Newport Shores' platting began in the early 1960s and was built up with mostly grade 9 and 10 quality constructed houses. Significant remodeling, updating, and older homes being torn down to enable new home construction has occurred. This plat is located within the Bellevue School District, where students may attend Newport High, one of the country's highest-rated schools.

Area 063 Housing Profile

Grade 6/1971/Total Living Area 960

Grade 7/1960/Total Living Area 2,520

Grade 8/2007/Total Living Area 2,650

Grade 9/1975/Total Living Area 2,520

Grade 10/2013/Total Living Area 4,480

Grade 11/2008/Total Living Area 5,230

Area 063 Housing Profile ...continued

Grade 12/2017/Total Living Area 4,290

Grade 13/2001/Total Living Area 7,780

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.