Lake Sammamish

Area: 047

Area Information

King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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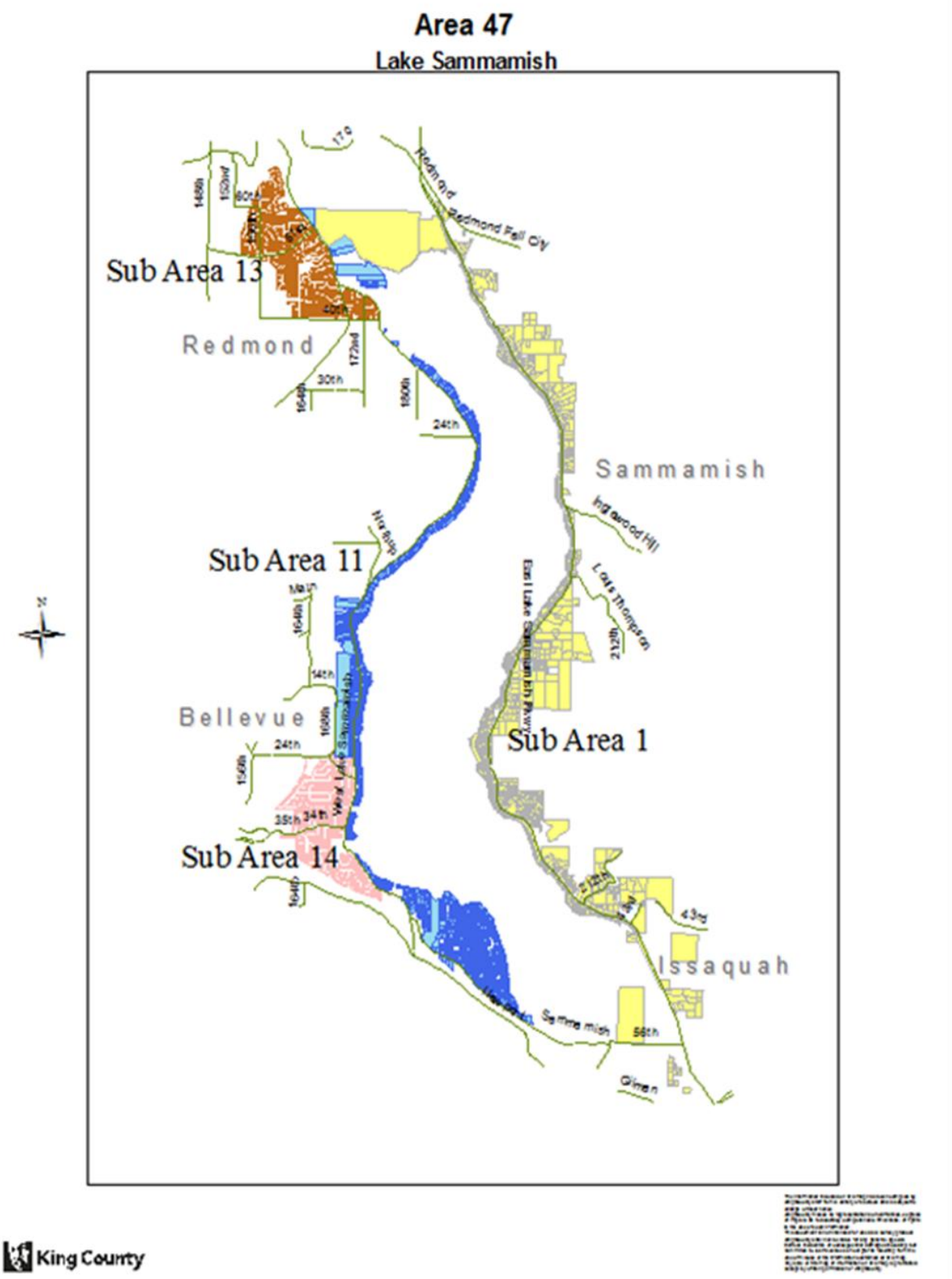
Area 047 - Overview Map



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Area Information
Area 047 – Lake Sammamish

Area 047 includes the waterfront parcels around Lake Sammamish along with surrounding uplands parcels many with a lake view. Historically, Lake Sammamish was considered a recreational lake and many of the parcels were improved with small cabins. As the surrounding communities began to develop in the 1990's most of the properties along the lake went from recreational use to residential.

There are four distinct markets within area 47:

Sub Area 1 – Properties located on the East side of Lake Sammamish. It includes the city of Sammamish and the East Lake Sammamish Trail.

Sub Area 11 – Properties located on the South and West side of Lake Sammamish. Sub Area 11 includes the cities of Issaquah, Bellevue and Redmond.

Sub Area 13 - Upland properties located in Redmond surrounding the Microsoft campus.

Sub Area 14 - Upland properties located in Bellevue's Vasa Park neighborhood.

Area 047 Housing Profile

Grade 1/ 1948/280 sf

Grade 2/1956/400 sf

Grade 3/1930/420 sf

Grade 4/1930/660 sf

Grade 5/1926/760 sf

Grade 6/1957/1,020 sf

Area 047 Housing Profile

Grade 7/1977/2,320 sf

Grade 8/1982/2,040 sf

Grade 9/1992/3,600 sf

Grade 10/2000/3,290 sf

Grade 11/2010/4,430 sf

Grade 12/2002/4,660 sf

Area 047 Housing Profile

Grade 13/2003/9,290 sf

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.