Redmond/ South Woodinville/ Sammamish Valley

Area: 072

Area Information for Assessment Roll

Photo Courtesy of Heidi Erickson, Residential Appraiser I

King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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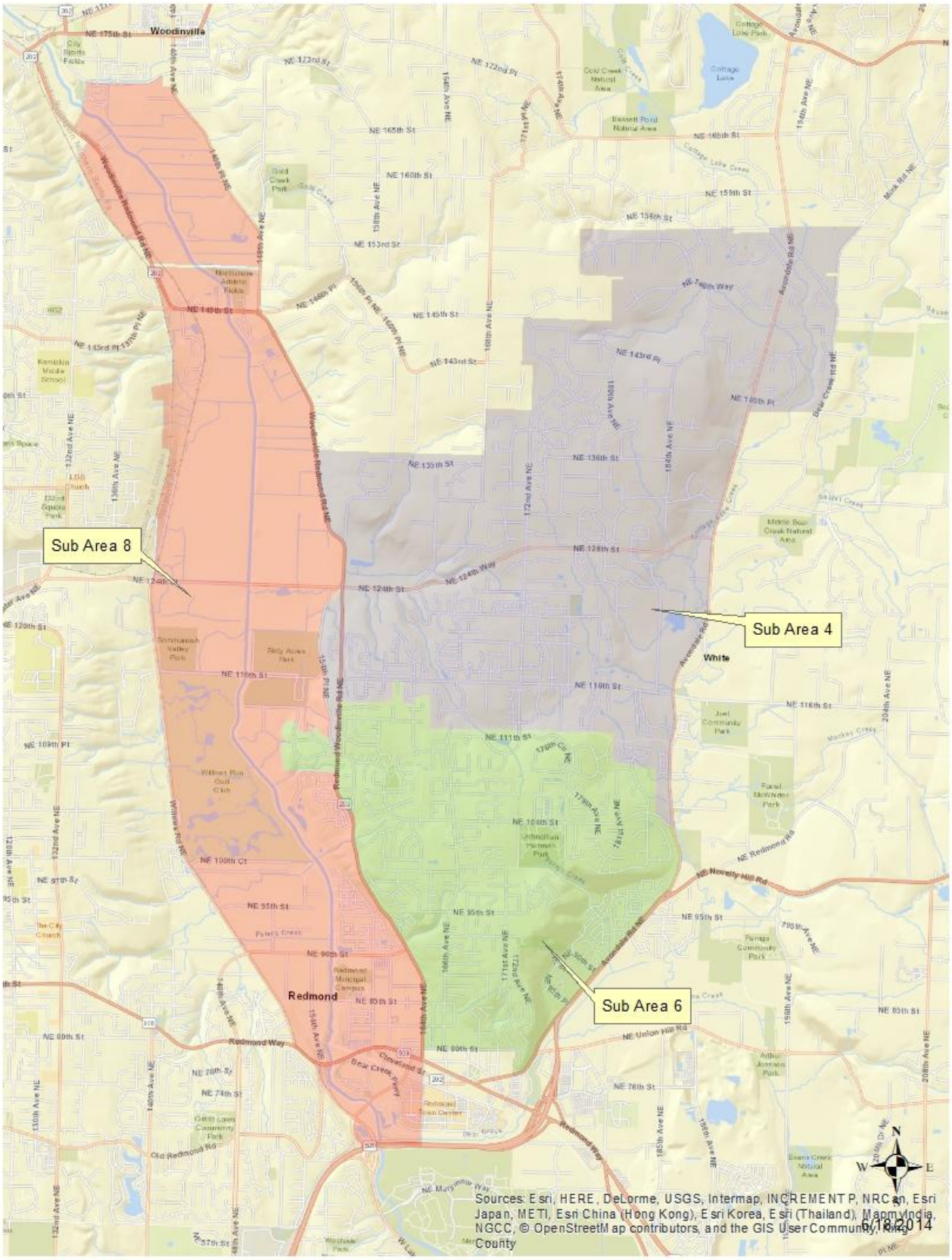
Area 72



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Area Information

Area Information

Name or Designation

Area **Error! Reference source not found.** - Redmond/ South Woodinville/ Sammamish Valley

Boundaries

Area 72-4 is defined by the boundaries of NE 155th St and the southern boundaries of the Hollywood Hill neighborhood (Area 36) to the north, Avondale Road to the east, and the City of Redmond border to the south, and Woodinville-Redmond Road to the west. Area 72-6 is defined by the boundaries of the City of Redmond border to the north, Avondale Way NE to the east, NE 80th St to the south and Woodinville-Redmond Road to the west. Area 72-8 is defined by the boundaries of Woodinville-Redmond Road to the east and Willows Road to the west. It extends north from the City of Redmond to the city limits of Woodinville.

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

For the purpose of land valuation, the area was divided into four distinct neighborhoods. Each Neighborhood was evaluated based on several characteristics, including location, zoning, typical use, and area sales.

Neighborhood 1 (Education Hill/North Redmond) includes parcels located within Redmond city limits. The typical zoning in this neighborhood is R4, R5, and R6, allowing for four, five, or six residential lots per acre, respectively. This high-density zoning encourages the subdivision of larger parcels into plats of specification built homes.

Neighborhood 2 (Bear Creek/English Hill) includes parcels located in unincorporated King County. The typical zoning in this neighborhood is R5 and R6, allowing for five and six residential lots per acre, respectively. There are also a number of RA2.5-zoned parcels, which are limited to one dwelling unit per 5 acres.

Neighborhood 3 includes parcels located within Redmond city limits. Neighborhood 3 differs from Neighborhood 1 in that the parcels are only zoned R1, allowing for one residential dwelling unit per acre. The density restrictions impacting R1-zoned parcels result in a downward land adjustment for parcels in Neighborhood 3 as compared to Neighborhood 1.

Neighborhood 4 (Sammamish Valley) includes mostly larger parcels located in the Sammamish Valley. Sammamish Valley is primarily an agricultural zone with many development restrictions. The typical zoning is A10, allowing for one residential dwelling unit per 10 acres, and UR (urban reserve), allowing for one residential lot per 5 acres, to accommodate medium to large working farms.

Two other neighborhoods, Neighborhoods 11 and 12, are also used to denote townhomes and duplexes.

Area 072 Housing Profile

Grade 6/ Year Built 1939/ Total Living Area 2,270sf

Grade 7/ Year Built 1973/ Total Living Area 1,660sf

Grade 8/ Year Built 2008/ Total Living Area 2,520sf

Grade 9/ Year Built 2018/ Total Living Area 4,000sf

Grade 10/ Year Built 2006/ Total Living Area 3,210sf

Grade 11/ Year Built 2014/ Total Living Area 4,460sf

Area 072 Housing Profile

Grade 12/ Year Built 2008/ Total Living Area 8,090sf

Grade 13/ Year Built 1990/ Total Living Area 5,870sf

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.