Lake Hills

Area: 067

Area Information for Assessment Roll

King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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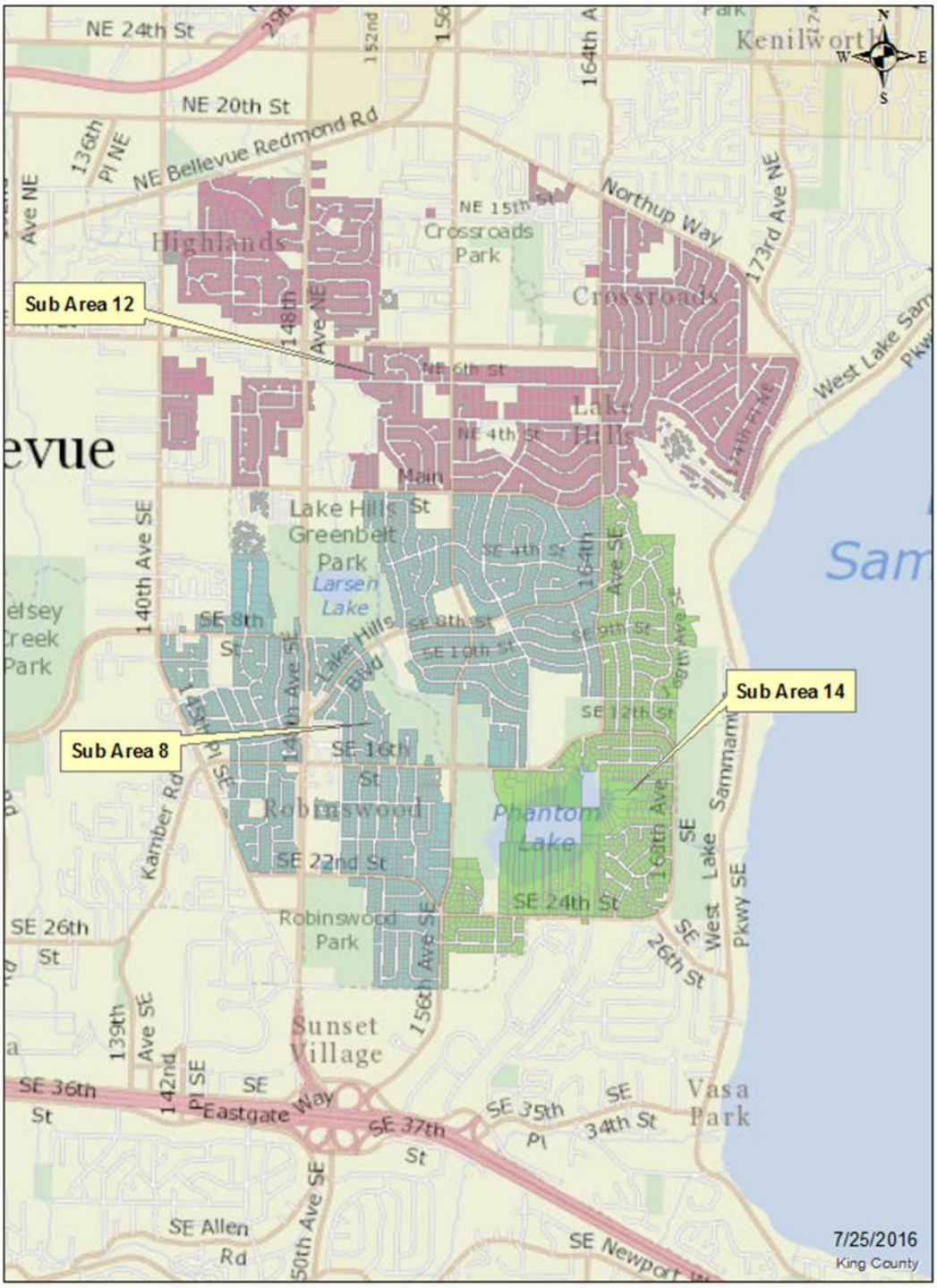
Area 067 - Overview Map



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Area Information
Area 067 – Lake Hills

Area 067 is located in the eastern portion of the City of Bellevue. Area 67 includes all the residential parcels located in the Bellevue neighborhoods of Lake Hills, Robinswood, Phantom Lake and Crossroads. This is a very homogeneous area which is primarily platted with Grade 7 and Grade 8 improved properties. Most are rambler and split level homes, built during the 1950's and 1960's. A few properties enjoy the amenities of being Phantom Lake waterfront sites. Properties located on the hillside above West Lake Sammamish Parkway SE have Fair to Excellent Lake Sammamish, Cascade Mountain, and Territorial views. A premium is paid for sites with views, larger lots, lake access rights and Phantom Lake frontage.

Proximity to the major employment centers of Bellevue, Redmond, Issaquah, and Seattle contribute to the desirability of this area. Major employers, shopping centers and entertainment venues are in close proximity. Major highways of Interstate 90, State Route 520, and Interstate 405 are all accessible in Bellevue.

Area 67 is divided into three Sub Areas:

Sub Area 8 is south of Main Street, west of 164th Avenue SE and west of Phantom Lake. This sub area is in Bellevue's Lake Hills neighborhood and includes the Robinswood community.

Sub Area 12 is located north of Main Street and is comprised of Bellevue's Crossroads and Lake Hills neighborhoods. A majority of the view properties are located in this sub area.

Sub Area 14 is the smallest of the three sub areas and is commonly known as Phantom Lake and East Lake Hills. This sub area consists of the only waterfront found in area 67.

Area 067 Housing Profile

Grade 6/ Year Built 1959/ Total Living Area 990

Grade 7/ Year Built 1976/ Total Living Area 2050

Grade 8/ Year Built 1983/ Total Living Area 2040

Grade 9/ Year Built 2003/ Total Living Area 2800

Grade 10/ Year Built 1987/ Total Living Area 3500

Grade 11/ Year Built 2006/ Total Living Area 4360

Area 067 Housing Profile

Grade 12/ Year Built 2007/ Total Living Area 6260

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.