Bridle Trails/ Wilburton/ Central Bellevue

Area: 068

Area Information for Assessment Roll

The Spirit of Washington dinner train on the Wilburton Trestle, date unknown. Source: A Look to the Past: Bellevue

King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

201 S. Jackson St, KSC-AS 0708

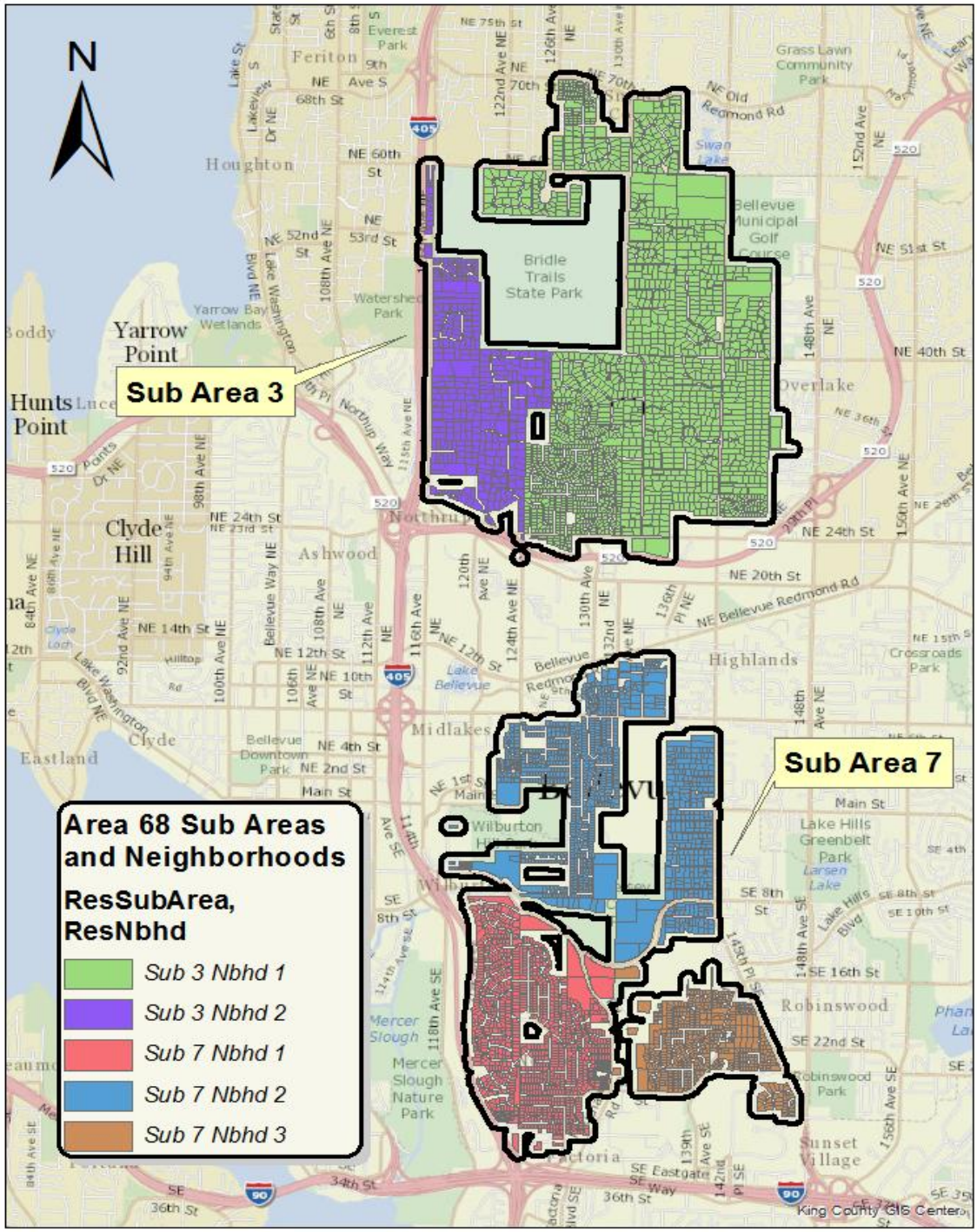
Seattle, WA 98104

OFFICE (206) 296-7300 FAX (206) 296-0595

Email: assessor.info@kingcounty.gov

http://www.kingcounty.gov/assessor/

Area 068 - Overview Map



All maps in this document are subject to the following disclaimer: The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County

Area Information
Area 068 – Bridle Trails/ Wilburton/ Central Bellevue

Boundaries

Area 068 sits almost entirely within the City of Bellevue with a small portion to the north and west of Bridle Trails state park sited in the City of Kirkland. The area is bounded to the west by Interstate-405, to the north, roughly, by NE 60th St., to the south by Interstate-90, and to the east, roughly, by 148th Ave. NE/SE. Commercial and industrial land uses running through the Bel-Red Corridor separates the northern section of this area, identified as Sub Area 3, from the southern section, identified as Sub Area 7.

Maps

A general map of the area identifying Sub Areas and Neighborhoods is included in this report (see above). More detailed Assessor's maps are located on the 7th floor of the King Street Center.

Area Description

Area 068 is in the northeast portion of King County in north/central Bellevue. The area's location near the junctions of Interstate 90, State Route 520 and Interstate 405 makes this area desirable for commuters due to its proximity to both the Bellevue and Seattle Central Business Districts. Area 68 is made up of the Bridle Trails and Wilburton Neighborhoods. These two neighborhoods are separated by the commercial core east of Interstate 405.

The area is well known for its mid-century modern homes, and urban equestrian estates around the Bridle Trails state park. In Bridle Trails, the ability to find large equestrian lots and riding trails close to the amenities associated with Bellevue is unique to this area.

Due to the areas high land values and older housing stock, it has been targeted by builders and developers in recent years.

Area 068 Housing Profile

Grade 7/ Year Built 1975/ Total Living Area 1,680

Grade 8/ Year Built 1972/ Total Living Area 2,580

Grade 9/ Year Built 1984/ Total Living Area 2,420

Grade 10/ Year Built 1992/ Total Living Area 3,360

Grade 11/ Year Built 1999/ Total Living Area 5,070

Grade 12/ Year Built 1989/ Total Living Area 8,300

Area 068 Housing Profile

Grade 13/ Year Built 2001/ Total Living Area 13,610

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.