South Sammamish Plateau

Area: 069

Area Information for Assessment Roll

King County Department of Assessments

King County

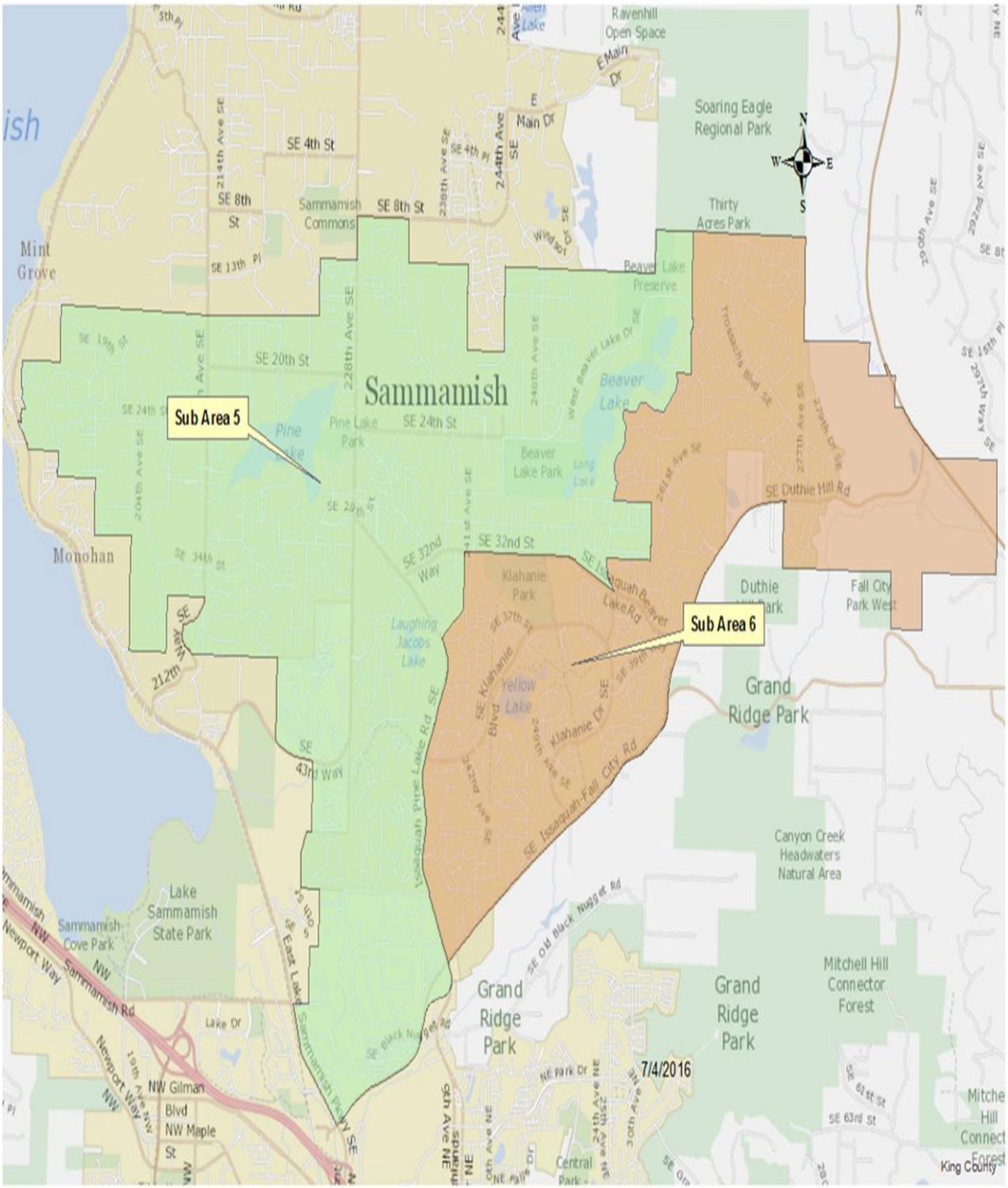
Department of Assessments

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 069 - 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 069 – South Sammamish Plateau

Area 069 is located on the South Sammamish Plateau. It includes parts of the cities of Sammamish and Issaquah and parts of unincorporated King County. The area is divided into two sub areas. The Sammamish Plateau was first settled in the late 19th century. The Plateau remained mostly rural as part of unincorporated King County until Sammamish was officially incorporated on August 31, 1999.

Sub Area 5 includes parts of the cities of Sammamish and Issaquah and parts of unincorporated King County. Both Pine Lake and Beaver Lake are located in sub area 5. The area is largely comprised of established neighborhoods with grade 8, 9, and 10 homes built primarily between 1970 through 2010 although new construction is still ongoing and robust.

Sub Area 6 includes part of the city of Sammamish and parts of unincorporated King County. The developments of Klahanie, Trossachs and Aldarra are located in sub area 6. The plats of Klahanie, Trossachs and Aldarra make up approximately 68% of the parcel count in sub area 6. Klahanie consists of mainly grade 8 homes built in the 1990's. Trossachs consists of mainly grade 10 homes built in the 1990's and Aldarra consists of mainly grade 11 homes built in the 1990's.

The area is well served by five elementary schools and two middle schools which include Creekside Elementary, Discovery Elementary, Sunny Hills Elementary, Challenger Elementary, Cascade Ridge Elementary, Pine Lake Middle School, and Beaver Lake Middle School. There are also numerous private schools. Several community parks in the area offer different outdoor activities. Lake Sammamish State Park is located just minutes to the west and both Pine Lake Park and Beaver Lake Park offer public access.

There are limited commercial amenities on the Plateau although many more are available within a short distance in downtown Issaquah as well as in the city of Redmond, approximately a 9 mile commute via Redmond-Fall City Road. The area has good access to Interstate 90, a major east – west corridor and State Route 900 which offers a corridor south to the city of Renton and additionally Issaquah-Fall City Road that offers easy access to the cities of Fall City, Snoqualmie and North Bend. From the heart of the Plateau to downtown Seattle is approximately 22 miles.

Area 069 Housing Profile

Grade 4/ Year Built 1950/ Total Living Area 320

Grade 5/ Year Built 1939/ Total Living Area 1,190

Grade 6/ Year Built 1957/ Total Living Area 1,150

Grade 7/ Year Built 2003/ Total Living Area 3,500

Grade 8/ Year Built 1987/ Total Living Area 2,880

Grade 9/ Year Built 1998/ Total Living Area 2,520

Area 069 Housing Profile

Grade10/ Year Built 2000/ Total Living Area 3,670

Grade 11/ Year Built 2005/ Total Living Area 5,300

Grade 12/ Year Built 2002/ Total Living Area 5,720

Grade 13/ Year Built 2001/ Total Living Area 10,330

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.