Kirkland

Area: 074

Area Information for Assessment Roll

King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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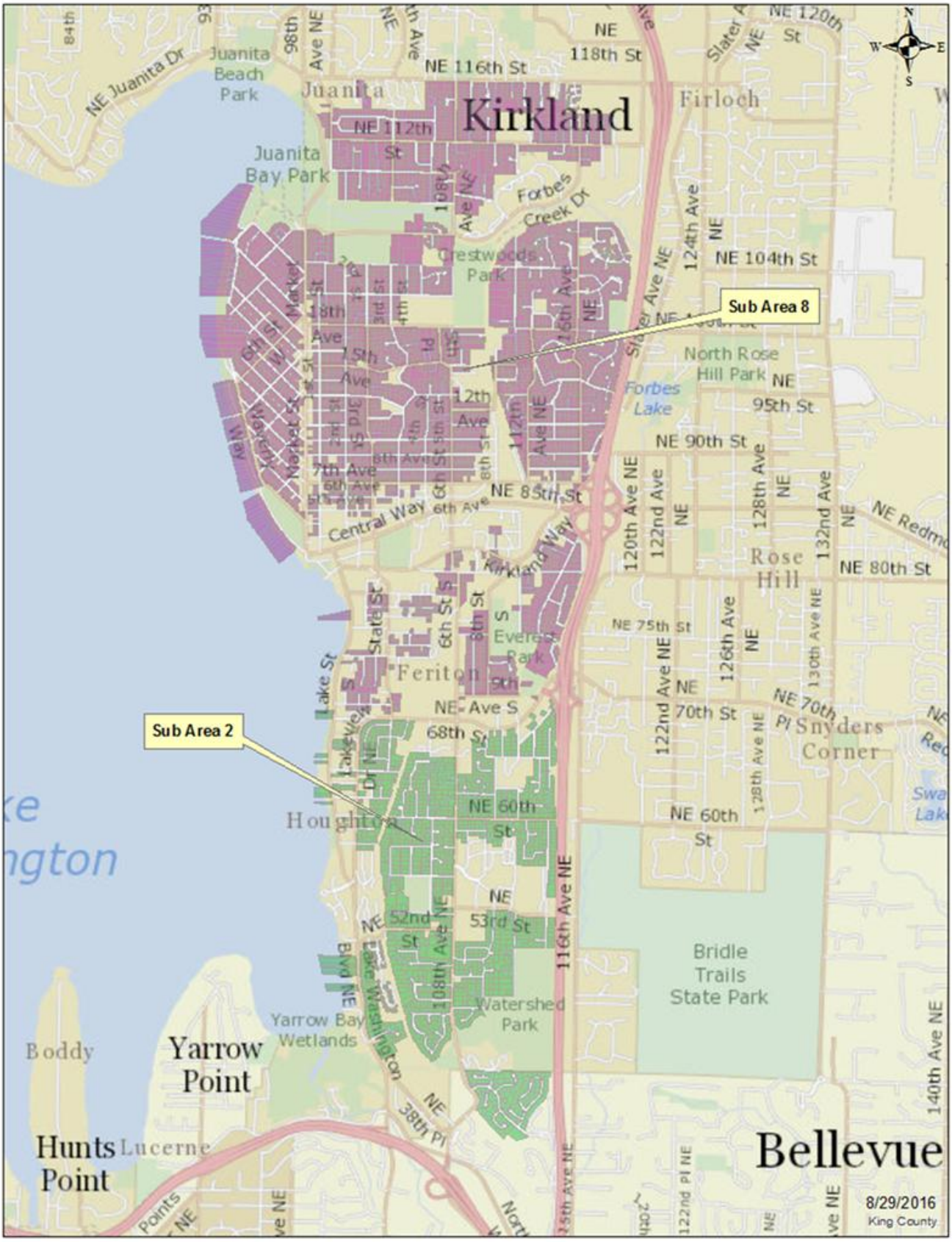
Area 074 - Overview Map



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Area Information
Area 074 – Kirkland

Boundaries

This area is defined by the boundaries of Lake Washington on the West, NE 116th Street on the North, I-405 on the East, and State Highway 520 on the South.

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

Area 74-Kirkland features a unique downtown waterfront setting with many amenities. This area is home to a number of employment opportunities with high-tech firms, national and boutique retailers, banking, professional services and healthcare facilities. Area 74 is located in the highly ranked Lake Washington School District. The Cross Kirkland Corridor (rail trail through Kirkland connecting Totem Lake to the South Kirkland Park-and-Ride), art galleries, performing arts center and public parks provide an abundance of recreational opportunities. This area is also very desirable due to the convenient access to Seattle and other Eastside communities via I-405, SR 520 and nearby bus lines.

Area 74 is divided into two Sub Areas:

Sub Area 2 is located in the southern region of Area 74. It extends from NE 68th St. south to SR 520. This area is comprised of the West Houghton/Lakeview and East Houghton neighborhoods. It also includes Yarrow Bay and a portion of Moss Bay waterfront. Most of the properties are platted and located in Kirkland city limits with the exception of Yarrow Bay Village, a Bellevue plat. Houses were built from the early 1900's to current date. The number of new construction and development projects is growing.

Sub Area 8 is the larger of the two sub areas with a wide diversity of properties. It includes both of the highest and lowest valued properties in Area 74. Most of these higher value neighborhoods are undergoing gentrification and are characterized by tear downs and major renovations. There are five upland neighborhoods in Sub Area 8: West of Market – South, Market Street – North & East, South Juanita, Norkirk-Moss Bay and Highlands-Everest.

Most of Sub 8 waterfront is west of Market plus a few parcels from Moss Bay. West of Market waterfront was divided into three neighborhoods (Heritage Park, Waverly Park and Rose Point) based on land characteristics and location. Sub Area 8 is located north of NE 68th St., south of NE 116th St and surrounds the central business district of downtown Kirkland.

Area 074 Housing Profile

Grade 6/ Year Built 1947/ Total Living Area 1560

Grade 7/ Year Built 1955/ Total Living Area 1060

Grade 8/ Year Built 2012/ Total Living Area 2560

Grade 9/ Year Built 1990/ Total Living Area 3660

Grade 10/ Year Built 2009/ Total Living Area 4020

Grade 11/ Year Built 2008/ Total Living Area 4950

Area 074 Housing Profile

Grade 12/ Year Built 2006/ Total Living Area 5760

Grade 13/ Year Built 2008/ Total Living Area 7520

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.