Sherwood/ Bel-Red/ SW Redmond

Area: 091

Area Information for Assessment Roll

Obtained from seattletimes.com

King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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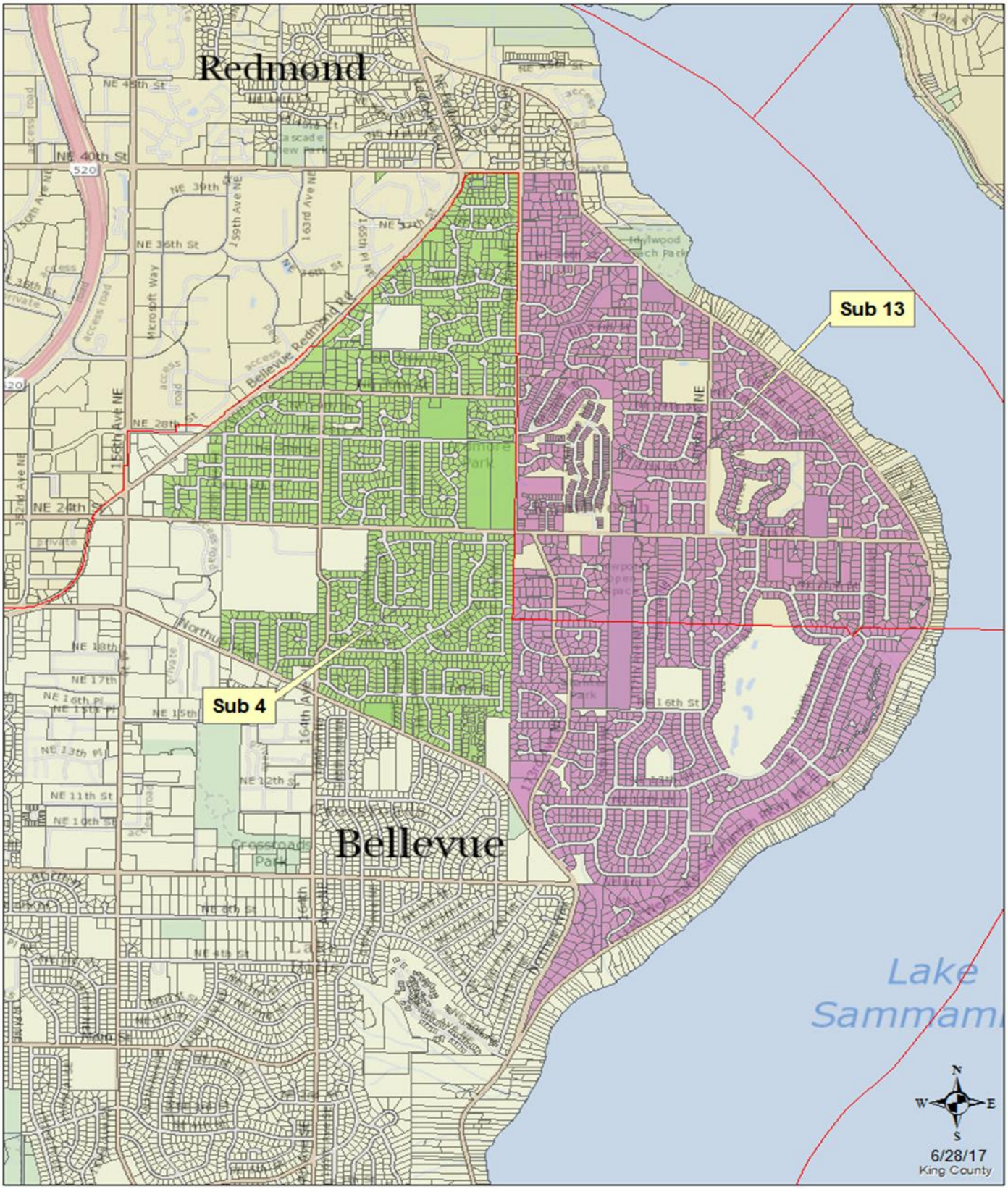
Area 091 - Overview Map



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Area Information
Area 091 – Sherwood/ Bel-Red/ SW Redmond

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Boundaries

The area boundaries of Area 91 are defined by Northeast Bellevue-Redmond Road to the Northwest, West Lake Sammamish Parkway NE to the Northeast and Southeast, and Northup Way to the Southwest.

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 Street Center.

Area Description

Area 91 is located where the cities of Bellevue and Redmond meet, between the main Microsoft Corporation campus and Lake Sammamish. This residential neighborhood is desirable due to its proximity to the Microsoft Corporation campus and several other large business centers. The area is divided into two school districts; Bellevue and Lake Washington. This area has convenient access to 3 major shopping districts; Overlake and Crossroads of Bellevue and Redmond Town Center. Freeway commutes to the employment centers of Downtown Bellevue and Seattle via State Route 520, Interstate 405 and Interstate 90 contribute to the desirability of the area. The area is generally developed and lacks available vacant land.

Area 91-4 (Sherwood Forest/Ardmore)

This area is comprised of residential parcels in the East Bellevue neighborhoods of Sherwood Park, Ardmore and Bellewood. Approximately 95% of the population is platted. The plats are typically homogeneous in age, grades, and styles. The majority of the homes are Grade 7 and Grade 8, built between the 1950s and 1980s. There are a few pockets of newer higher grade developments. Many of the homes are being remodeled or renovated.

Area 91-13 (Tam O'Shanter/Brae Burn/Southwest Redmond)

This area has two private and highly desirable golf course communities; Tam O'Shanter and Brae Burn. These communities are typical Grade 8 homes built in the 1960s and 1970s. These homes are generally well maintained and updated. These communities offer additional amenities; access to private parks, tennis courts, and a swimming pool. These amenities along with golf course access add to the desirability of the area.

Southwest Redmond is located west of Idylwood Beach Park and consists of primarily Grade 8 homes built in the 1960s and 1970s. Area amenities include views of Lake Sammamish and proximity to Microsoft. The homes located in proximity to the lake tend to have steep topography. This area also includes the Sammamish Forest Manors, a large townhouse plat, and several newer Grade 9 and 10 infill subdivisions.

Area 091 Housing Profile

Grade 5/ Year Built 1927/ Total Living Area 1,230

Grade 6/ Year Built 1960/ Total Living Area 1,100

Grade 7/ Year Built 1957/Total Living Area 1,590

Grade 8/ Year Built 1968/ Total Living Area 2,270

Grade 9/ Year Built 1985/Total Living Area 2,960

Grade 10/ Year Built 1990/ Total Living Area 3,140

Area 091 Housing Profile

Grade 11/ Year Built 2014/ Total Living Area 4,380

Grade 12/ Year Built 2007/ Total Living Area 6,380

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.