East Kirkland/ Rose Hill

Area: 093

Area Information for Assessment Roll

King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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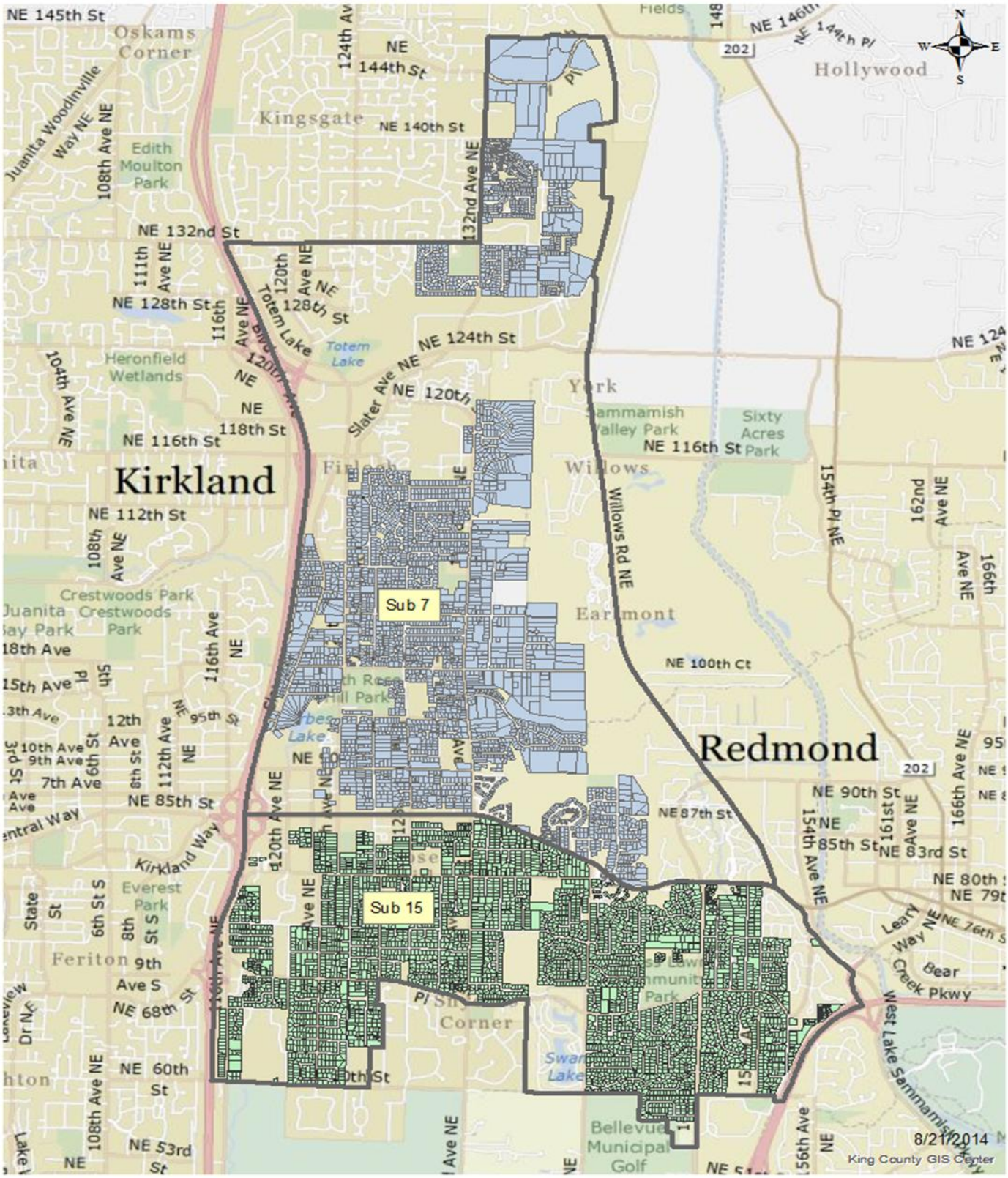
Area 093 - Overview Map



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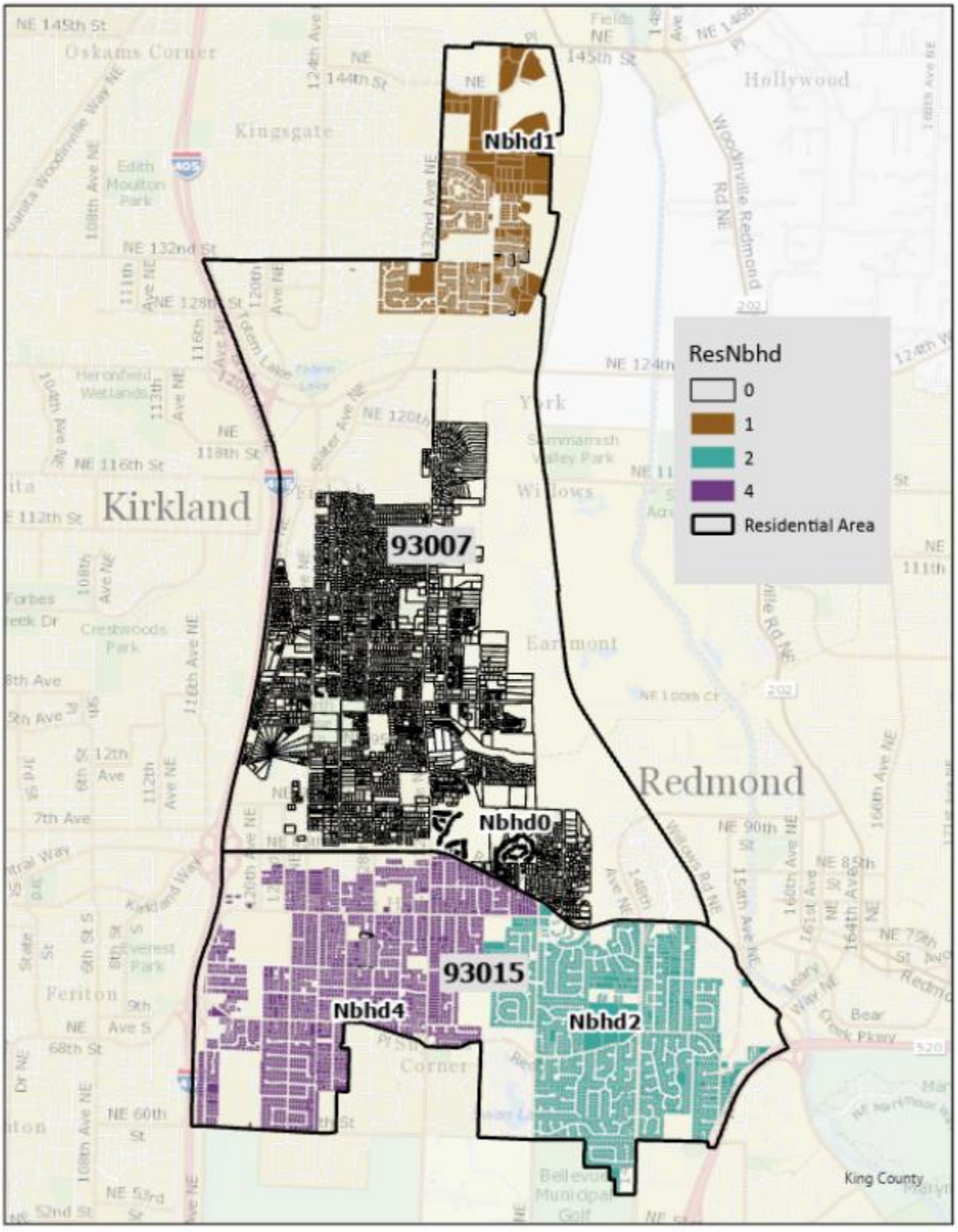
Neighborhood Map



Area Information
Area 093 – East Kirkland/ Rose Hill

Name or Designation

Area 093 - East Kirkland/ Rose Hill

Boundaries

This area is defined by the southern borders of NE 55th Street and Bridle Trails neighborhood. The western border is I-405. The eastern border is SR-520 running northeast to West Lake Sammamish Pkwy NE and north to Willows Rd NE. The north border is NE 145th Street and Kingsgate area.

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 093 is comprised of two distinct neighborhoods: Rose Hill to the south and Kingsgate to the north. This area is primarily residential, with some multi-family and commercial properties, and is located at the heart of the eastside metro area, which includes Bellevue, Kirkland, and Redmond. Its desirability has grown due to its proximity to major tech companies like Microsoft and Google, as well as various commercial centers offering shopping and employment opportunities. The area features a blend of historic homes and new construction to accommodate diverse housing needs. Rose Hill's strategic location near major corridors and downtown Kirkland provides residents with convenient access to shopping, dining, and transportation. Kirkland's zoning regulations for Accessory Dwelling Units (ADUs) and Detached Accessory Dwelling Units (DADUs) aim to increase housing options while maintaining the neighborhood's character. Additionally, cottage-style homes are becoming increasingly popular in Kirkland, combining modern amenities with traditional charm.

Sub-area 7 includes parts of the Kingsgate neighborhood and the unincorporated area along 132nd Ave NE. The area center features Kingsgate and Evergreen Hospital. The surrounding neighborhood mainly consists of Grade 7 and Grade 8 plats built in the 1970s and 1980s, with some larger tax lots still available. There is significant market pressure to develop these remaining parcels into new single family homes, multi-unit homes, cottages, and apartments. Sub-area 7 is divided into two neighborhoods: Neighborhood 1, located north of NE 124th, and Neighborhood 0, situated in north Rose Hill.

Sub-area 15 covers Rose Hill, an established residential community initially developed in the 1960s with modest Grade 6 and 7 homes. Situated east of I-405 from downtown Kirkland and west of the Microsoft campus and SR-520, Rose Hill has rapidly become a highly desirable area, with many older homes being renovated or torn down to meet current standards.Sub-area 15 also comprises two neighborhoods: Neighborhood 2, which is near Grasslawn Community Park, and Neighborhood 4, located in south Rose Hill.

Area 093 Housing Profile

Grade 5/ Year Built 1942/ TLA 1,090

Grade 6/ Year Built 1955/ TLA 950

Grade 7/ Year Built 1976/ TLA 1,810

Grade 8/ Year Built 1982/ TLA 2,360

Grade 9/ Year Built 1996/ 2,450

Grade 10/ Year Built 2000/ TLA 3,320

Area 093 Housing Profile

Grade 11/ Year Built 2006/TLA 4,570

Grade 12/ Year Built 2002/ TLA 7,980

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.