Issaquah/ Lakemont
Area: 065

Area Information

King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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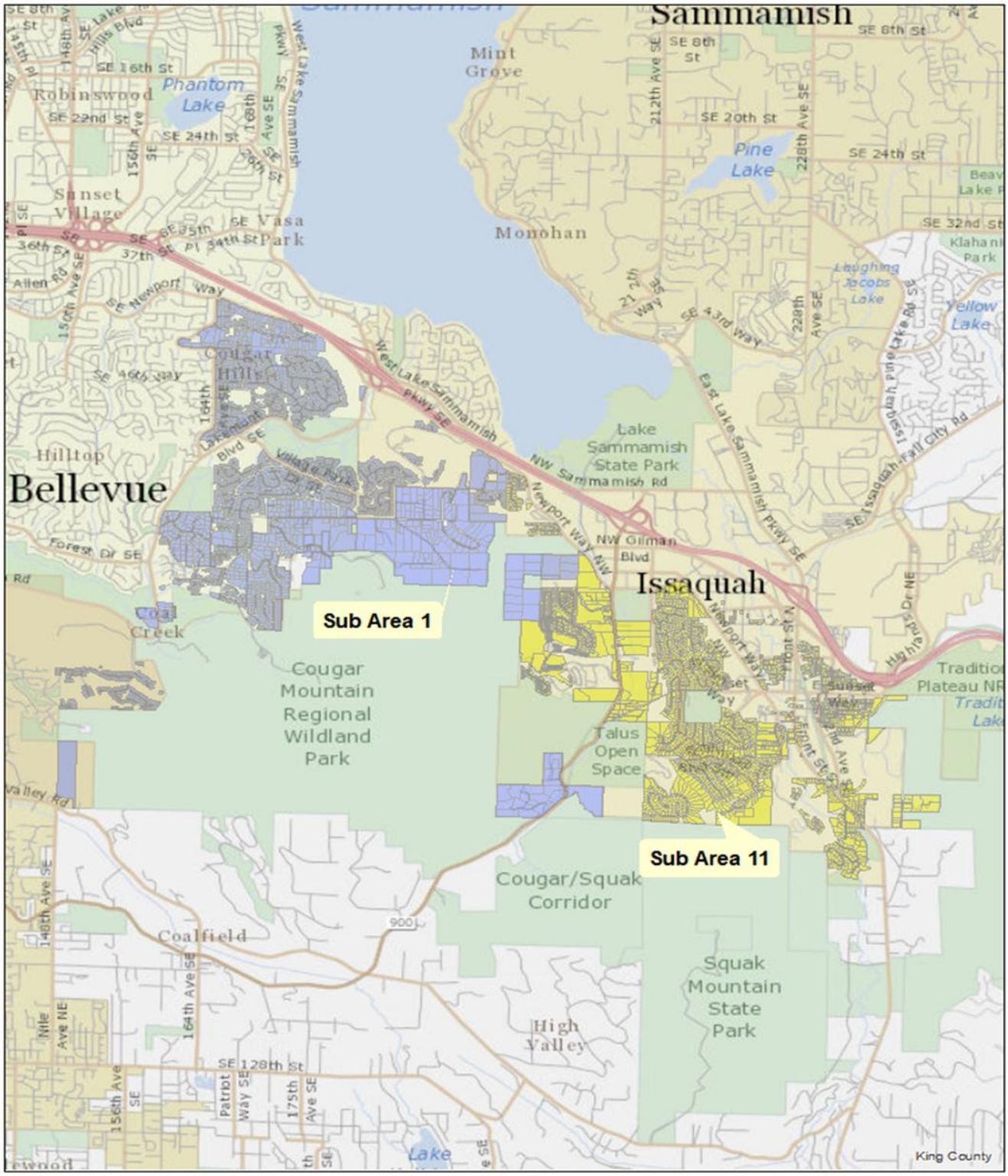
Area 065 - Overview Map



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Area Information
Area 65 – Issaquah/ Lakemont

Area 65 is located south and adjacent to I-90, between Lakemont Blvd SE to the west, with the eastern boundary of the City of Issaquah to the east. Area 65 includes Subareas 1 and 11 and the jurisdictions of Bellevue, Newcastle, Issaquah, and unincorporated King County. Overall, this area is desirable, with excellent access to amenities and neighborhoods that appeal to various living styles. This area includes houses ranging in quality from lower grade, older homes centered around Downtown Issaquah to high grade 13 mansions clustered within plats. The area also contains rural tax lots with varying lot sizes. There are many plats, ranging from average to excellent quality. Houses were built from 1900 to the present. Homogeneity exists within individual neighborhoods and the many plats scattered throughout the area. Views are a significant characteristic with hillsides and topography providing panoramic views of the Olympic and Cascade Mountains, Lake Sammamish, Lake Washington, and the Cities of Seattle and Bellevue. Area 65 is also impacted by many streams, steep topography, wetlands, coal mine hazards, and other sensitive areas. Access to I-90 and the various commercial, recreational, and shopping centers throughout the Eastside and Seattle area is excellent. Parks are numerous and surround the area. This includes Cougar Mountain, Squak Mountain, Tiger Mountain, and Lake Sammamish State Park. These provide acres of forest land, hiking trails, swimming, and boating for area residents.

Subarea 1 is located in the western half of Area 65, with most properties located on or around the slopes of the northern half of Cougar Mountain. Most high-quality plats and high-end homes, including "The Reserve at Newcastle" golf community, Lakemont, and Bellevue Highlands, are found here. Scattered throughout are many desirable tax lots located along the northern and western border of Cougar Mountain Park. Many of these tax lots retain a very rural flavor yet are very close to city centers. Most properties throughout Area 65 are served by public sewer and water, except for those in the King County jurisdiction.

Subarea 11 is located in the eastern half of Area 65 and has a busier, more urban/suburban setting than Subarea 1. This sub-area includes the older downtown area of the City of Issaquah with its many great amenities, including The Village Theater, Gilman Village, many restaurants, stores, and shops. Most of the area is platted but still retains several tax lot-type properties of various sizes.

Area 065 Housing Profile

Grade 5/ Year Built 1900/ Total Living Area 1,040

Grade 6/ Year Built 1951/ Total Living Area 1,290

Grade 7/ Year Built 1960/ Total Living Area 2,000

Grade 8/ Year Built 1978/ Total Living Area 2,300

Grade 9/Year Built 2008/ Total Living Area 3,690

Grade 10/Year Built 1995/ Total Living Area 3,690

Area 065 Housing Profile ...continued

Grade 11/Year Built 2015/ Total Living Area 5,640

Grade 12/Year Built 2000/ Total Living Area 5,370

Grade 13/Year Built 2008/ Total Living Area 8,090

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.