

# North Bend/ Snoqualmie

Area: 080

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## *Area Information for 2021 Assessment Roll*



Photo by: Elizabeth Shirer



**King County**

**Department of Assessments**

*Setting values, serving the community, and pursuing excellence*

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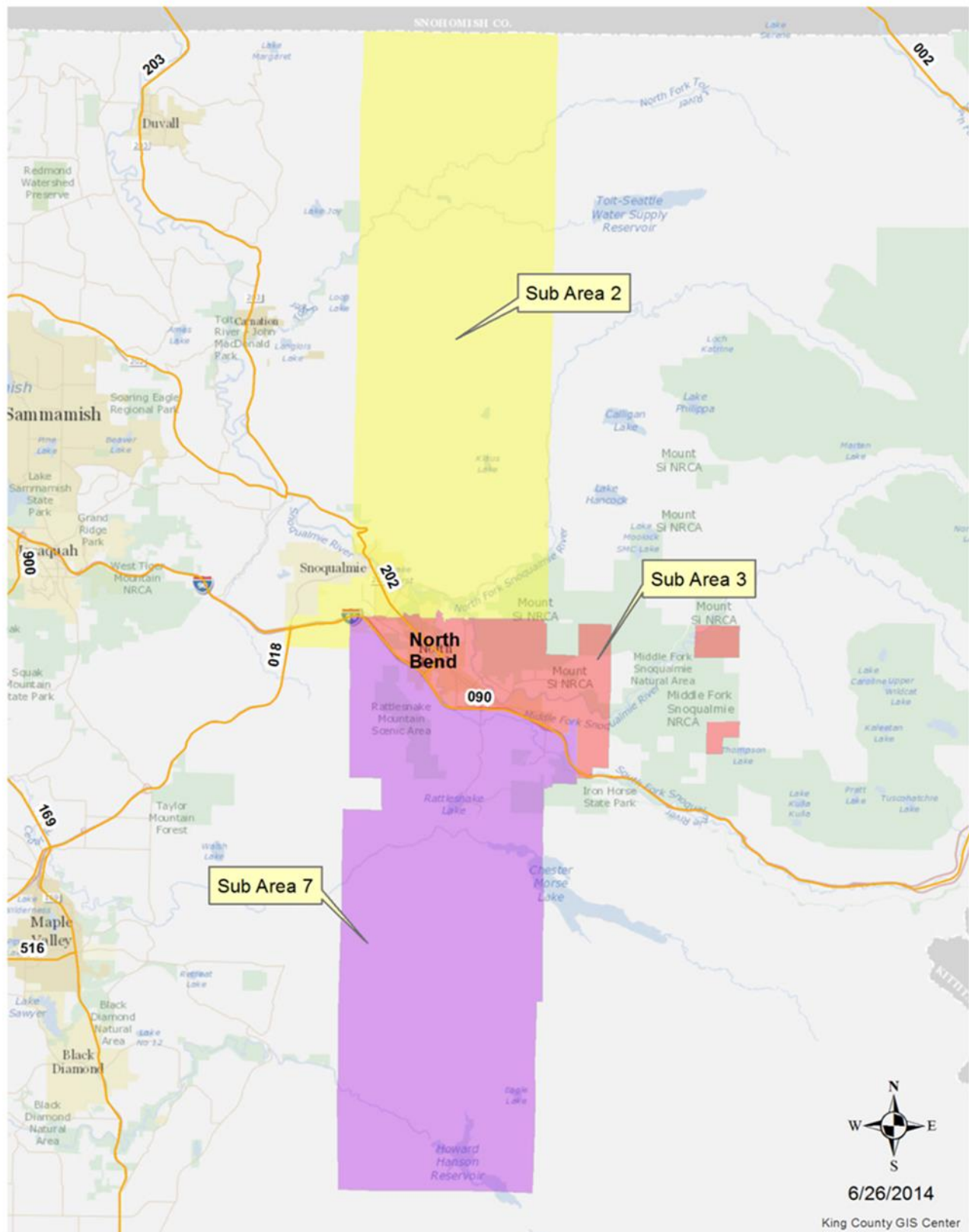
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## Area 80 - Overview Map



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## Area Information

### Area 80 North Bend Snoqualmie

Area **Error! Reference source not found.** is located about 25 to 30 miles east of Seattle in the Cascade foothills of East King County. There are many exempt forest land and open space parcels in Area 80 that extend far to the north and south near the Snohomish and Pierce County lines, however the majority of privately owned parcels are located in close proximity to Interstate 90. The towns of North Bend and Snoqualmie, incorporated in 1909 and 1903 respectively are the only two incorporated municipalities in Area 80. The area's pristine natural setting and stunning beauty inspire and support the community's identification with year-round outdoor activities.

Area 80 is divided into 3 Sub Areas.

- **Area 80-2** is the northern most portion of Area 80 and encompasses neighborhoods 1 through 4 as well as a portion of the Town of Snoqualmie. *(See detailed neighborhood descriptions, beginning on page-12)*
- **Area 80-3** is the mid-section of the Area 80, north of Interstate 90 and encompasses neighborhoods 5 through 8 as well as the Town of North Bend. *(See detailed neighborhood descriptions, beginning on page-12)*
- **Area 80-7** is the southern portion of Area 80, south of Interstate 90; the area encompasses neighborhoods 9 through 11 including the large residential plats of Forster Woods, Riverbend and Wilderness Rim. *(See detailed neighborhood descriptions, beginning on page-12 & Plat Map on page-22)*

## Area 080 Housing Profile



Grade 3/ Year Built 1961/ Total Living Area 440sf



Grade 7/ Year Built 1986/ Total Living Area 1,140sf



Grade 5/ Year Built 1925/ Total Living Area 750sf



Grade 4/ Year Built 1966/ Total Living Area 530sf





Grade 6/ Year Built 1922 renovated 1990/ Total Living Area 970sf



Grade 8/ Year Built 1991/ Total Living Area 2,470sf

## Area 080 Housing Profile



Grade 9/ Year Built 2020/ Total Living Area 3,500sf



Grade 13/ Year Built 2001/ Total Living Area 10,470sf



Grade 11/ Year Built 2008/ Total Living Area 6,510sf



Grade 10/ Year Built 2003/ Total Living Area 3,970sf



Grade 12/ Year Built 2013/ Total Living Area 5,550sf

# 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.