

Mercer Island

Area: 34

Area Information



King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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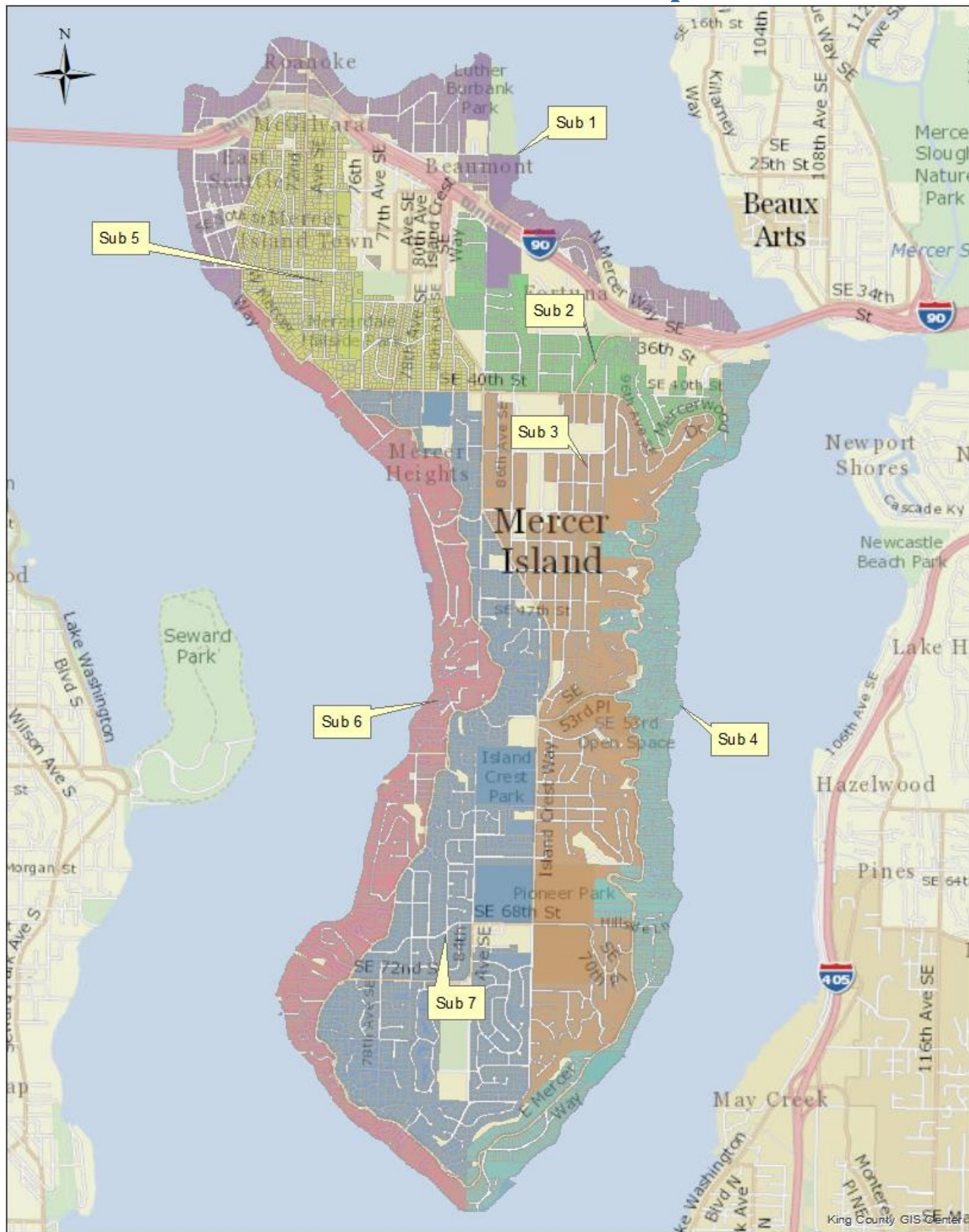
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Area 34 - Overview Map



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Area Information

Name or Designation

Area 034 - Mercer Island

Boundaries

Mercer Island is just over five miles long and two miles wide. The island is surrounded by Lake Washington, and located between the central Seattle core on the west, Bellevue to the north and east and Renton to the south and southeast.

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

The City of Mercer Island has been widely recognized as one of the premier residential communities in Washington. The I-90 corridor running east and west bisects the island on the north end, creating excellent access to the greater Seattle area and the Bellevue business community. Mercer Island was incorporated in July 1960 and is a true island community consisting of a commercial district including restaurants, shopping, and other amenities, high-rise condominiums and apartments, high-quality residential areas, preserved parks, and open space, as well as miles of developed shoreline.

There are seven sub-areas on the island; three waterfront and four uplands areas. Sub-areas 1, 4, and 6 have waterfront properties, and sub-areas 2, 3, 5, and 7 contain most of the upland parcels. The north and west sides of the island are considered the most desirable areas of the island with excellent Lake Washington views and many with City of Seattle views. Overall, the south end and east side of the island waterfront are considered slightly inferior due to the inferior views (Cities of Bellevue and Renton rather than the City of Seattle), the lengthy, twisting, narrow access road along East Mercer Way, the lack of the afternoon sun, and heavily treed areas resulting in filtered sunlight throughout the day. Most of the trees cannot be cut down due to their use in stabilizing the lots with topography and steep slopes. Improvements on the Island range from older grade 6 homes to exceptional properties in estate settings. With a lack of vacant, buildable sites, much of the development has involved the demolition of existing houses or significant renovations to existing homes. A premium is paid for sites with waterfront, views, and larger lots; however, even smaller sites with limited or no views are being purchased and existing improvements demolished or extensively remodeled. Many of the remaining vacant land sites are impacted by either topography, water problems, or both.

Another main attraction to Mercer Island is its excellent public schools, where students can attend local schools and obtain an excellent education.

The island has over 35 parks and open space areas boasting over 400 acres and trails in excess of 50 miles. At the north end of the island, Luther Burbank Park covers 77 acres of land and has $\frac{3}{4}$ of a mile of waterfront. The park has a public boat dock and fishing pier, a swimming beach, an amphitheater, tennis courts, barbecues and picnic facilities, and an off-leash dog area.

Area Information... Continued

There are also two private beach clubs on the island that provide swimming pools, tennis courts, and summer activities for the family.

Area 34 Housing Profile



Grade 6 / Year Built 1929 / Total Living Area 910



Grade 7 / Year Built 1942 / Total Living Area 1,820



Grade 8 / Year Built 1966 / Total Living Area 1,900



Grade 9 / Year Built 1998 / Total Living Area 2,410



Grade 10 / Year Built 2019 / Total Living Area 4,000



Grade 11 / Year Built 2019 / Total Living Area 4,660

Area 34 Housing Profile... Continued



Grade 12 / Year Built 2001 / Total Living Area 7,380



Grade 13 / Year Built 2000 / Total Living Area 7,730

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.