

Medina/ Clyde Hill/ Hunts Point/ Yarrow Point

Area: 033

Area Information



Town of Yarrow Point, yarrowpointwa.gov



King County

Department of Assessments

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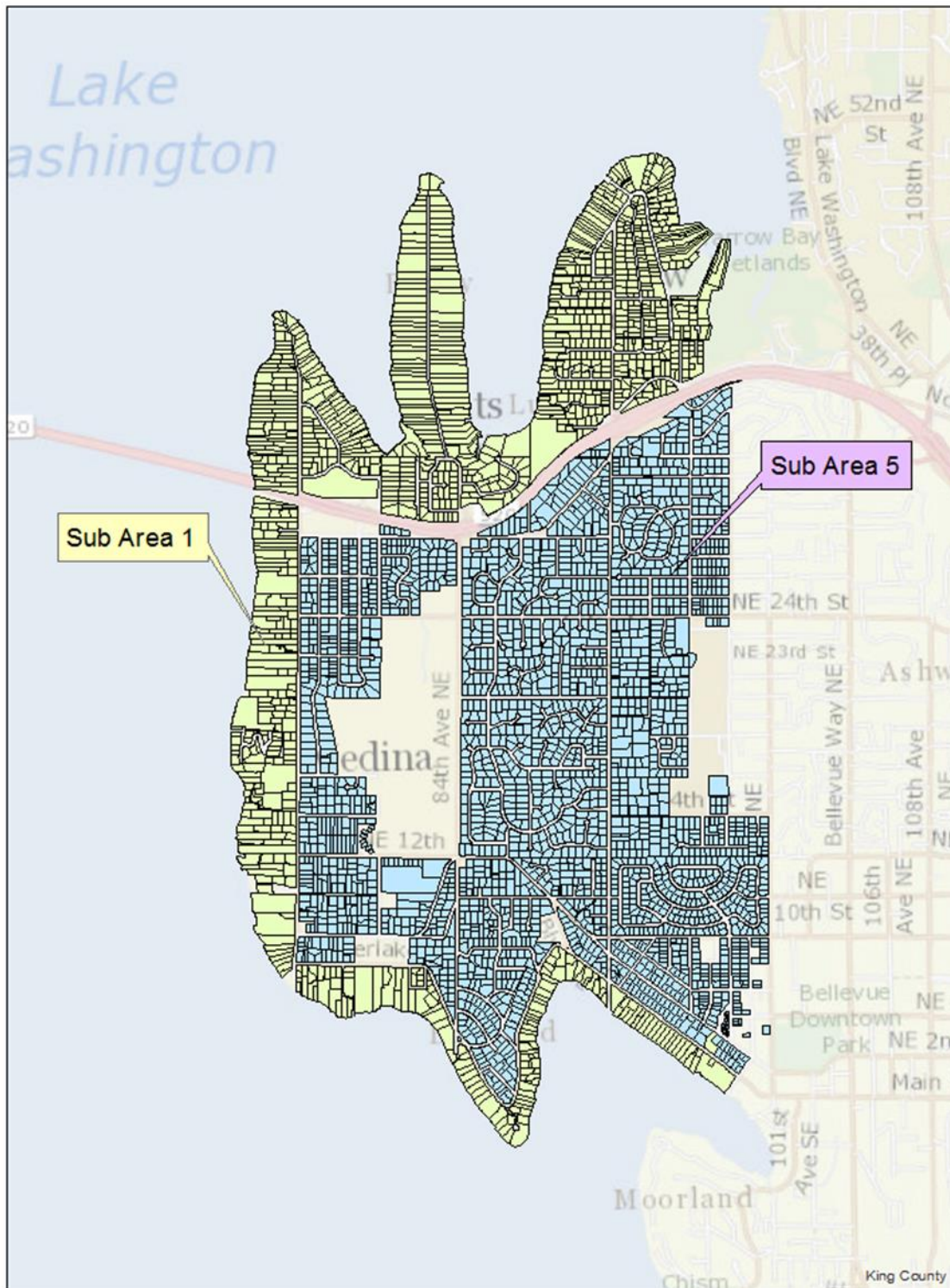
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Area 033 - Overview Map



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Area Information

Area 033 – Medina/ Clyde Hill/ Hunts Point/ Yarrow Point

Boundaries

Area 33 is bounded on three sides – the north, south, and west – by water. The peninsulas of Hunt's Point, Yarrow Point, and Evergreen Point extend northward into Lake Washington while Groat Point extends southward into Lake Washington. The area is bound to the east by 100th Ave NE in Bellevue. Hunt's Point, Yarrow Point, Medina, and Clyde Hill are entirely encompassed by Area 33 while small portions of Kirkland and Bellevue also make up this assessment area.

Area Description

Area 33 is located on the eastern side of Lake Washington and west of the central business district of Bellevue. It includes the municipalities of Hunts Point, Yarrow Point, Medina, Clyde Hill, and a portion of the City of Bellevue. Three major highways serve the area that provide access to Seattle and communities to the north, south and east. Situated along the western, southeastern, and northern boundaries of Area 33 are some of the most desirable waterfront properties in King County. Many of the upland parcels have expansive views of Lake Washington and skylines of Seattle and Bellevue as well as views of the Olympic and Cascade Mountains. The regional economy includes a large employment base in high-tech industries and aerospace.

The City of Clyde Hill (Sub Area 5) is zoned for single-family use. The City is home to four schools. They include two public schools, Clyde Hill Elementary and Chinook Middle School and two private schools, Bellevue Christian School and Sacred Heart School. The City's minimum lot size is 20,000 square feet, although many smaller lots exist which pre-date (and were subsequently grandfathered) the incorporation of the City. Clyde Hill is a very desirable location, with Lake Washington views ranging from Excellent to Fair, along with Olympic and Cascade Mountain, Territorial and Seattle/Bellevue skyline views.

Area Information

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The Town of Hunts Point (Sub Area 1) is a town located on a small peninsula surrounded by Lake Washington and is located near Medina (to the southwest), Clyde Hill (to the south), Yarrow Point (on another peninsula to the east), and Kirkland (to the northeast), as well as the city of Bellevue (to the east). Hunts Point is considered to be one of the most desirable neighborhoods on the east side of Lake Washington. Typical homes are mansion quality with average living area of over 5,000 square feet and average waterfront feet of 80 to 100. Hunts Point has the highest per capita income in the state.

The Town of Yarrow Point (Sub Area 1) is bordered on three sides by the eastern shoreline of Lake Washington. This peninsula covers approximately 231 acres. The town's proximity to the business centers of Seattle, Bellevue, Kirkland and Redmond make it a desirable location. While one fourth of the homes in Yarrow Point enjoy waterfront locations or water access, the remaining three quarters offer views ranging from expansive waterfront to territorial. Yarrow Point has the third highest per-capita income in the state.

Medina (Sub Areas 1 & 5) is a city located on the eastside of Lake Washington. Medina is surrounded to the north, west, and south by Lake Washington. The shoreline of Medina runs from Evergreen Point south to Groat Point and is some of the most desirable waterfront in King County. Medina is located due east of the City of Seattle across Lake Washington. Medina is bordered by Clyde Hill, Hunts Point, as well as the city of Bellevue. Medina has the second highest per-capita income in the state.

Area 033 Housing Profile



Grade 6/Year Built 1946/ Parcel # 326230-0840



Grade 7/Year Built 1955/ Parcel # 326230-0495



Grade 8/ Year Built 1947/ Parcel # 201870-0170



Grade 9/ Year Built 1974/ Parcel # 254070-0300



Grade 10/ Year Built 1977/ Parcel # 164800-0040



Grade 11/ Year Built 2017/ Parcel # 247000-0150

Area 033 Housing Profile ...continued



Grade 12/ Year Built 1990/ Parcel # 546130-0050



Grade 13/ Year Built 2005/ Parcel # 644860-0180

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.