

East Kirkland/ Rose Hill

Area: 093

Area Information for Assessment Roll



King County
Department of Assessments

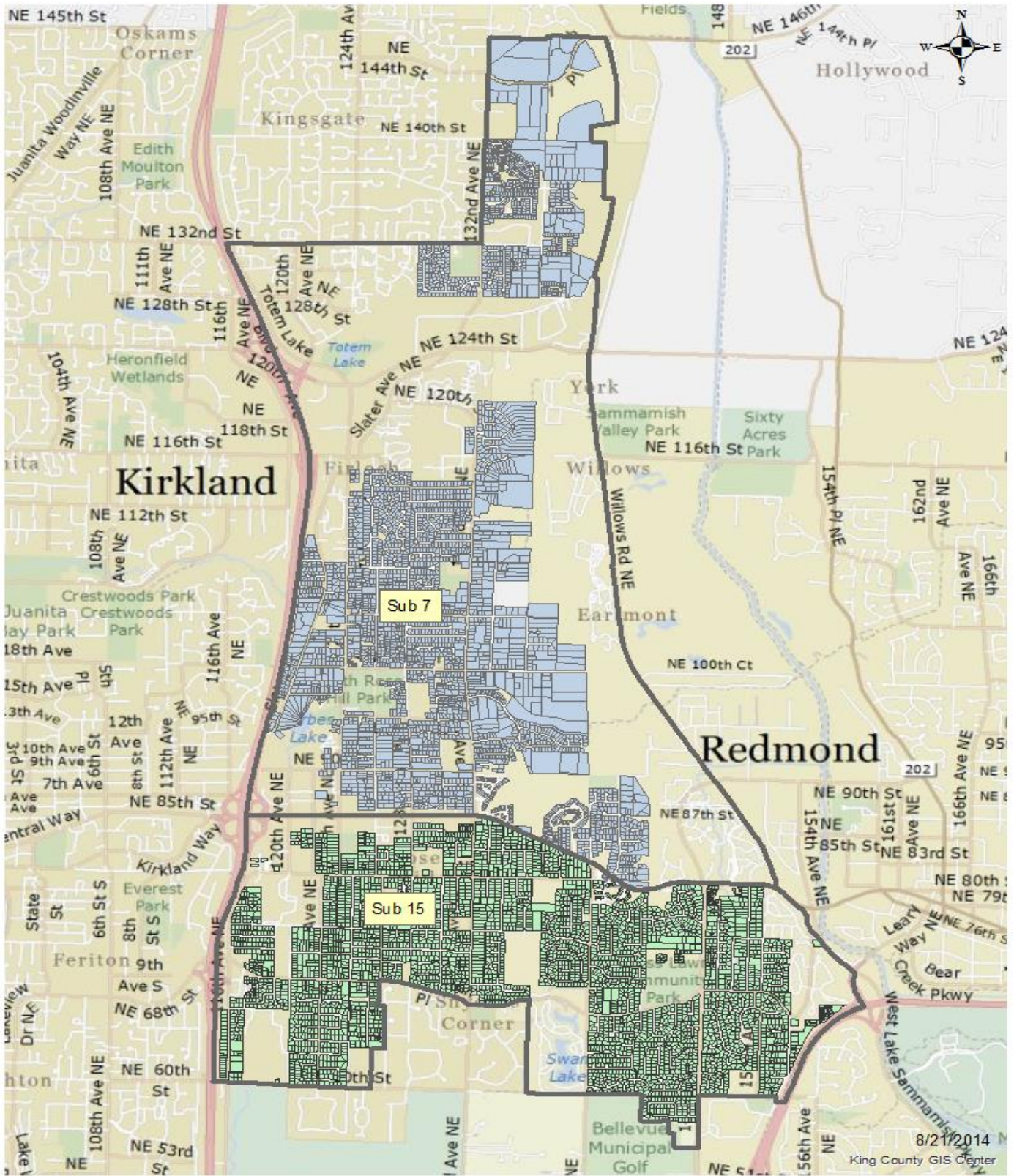
Setting values, serving the community, and pursuing excellence

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Area 093 - Overview Map



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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 has two distinct neighborhoods, Rose Hill on the south and Kingsgate on the north. The area is predominately a residential neighborhood with some multi-family and commercial properties. The area is situated in the center of the eastside metro area that includes Bellevue, Kirkland and Redmond. The area has become increasingly desirable due to its proximity to the Microsoft campus and the other eastside city centers with a wide variety of commercial options for shopping and employment. Per the City of Redmond, in early 2016 the City annexed 11.8 acres in Northeast Rose Hill owned by the Lake Washington School District. The City's potential annexation areas are small islands of unincorporated land in Willows/Rose Hill, and a large part of English Hill for a total of 561.96 acres. The area has access to both I-405 and SR-520 by several main arterial roads.

Sub-area 7 consists of portions of the Kingsgate neighborhood and the unincorporated area along 132nd Ave NE. The area center includes Kingsgate and Evergreen Hospital. The surrounding neighborhood consists of primarily Grade 7 and Grade 8 plats built in the 1970's and 1980's. There are some remaining larger tax lots. There is enormous market pressure to develop these remaining parcels into subdivisions as evidenced by the new plats of Vintners Ridge, Vintners Place, Meritage Ridge and Marinwood.

Sub-area 15 consists of Rose Hill, an established residential community. The area was initially established in the 1960's with modest grade 6 and 7 homes. Located on the east side of I-405 from downtown Kirkland and west of the Microsoft campus and SR-520. Rose Hill has quickly become a very desirable area with many of the older homes being renovated to meet today's standards.

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.