

Mirrormont/ Tiger Mountain/ May Valley Area: 066

Area Information for Assessment Roll



King County **Department of Assessments**

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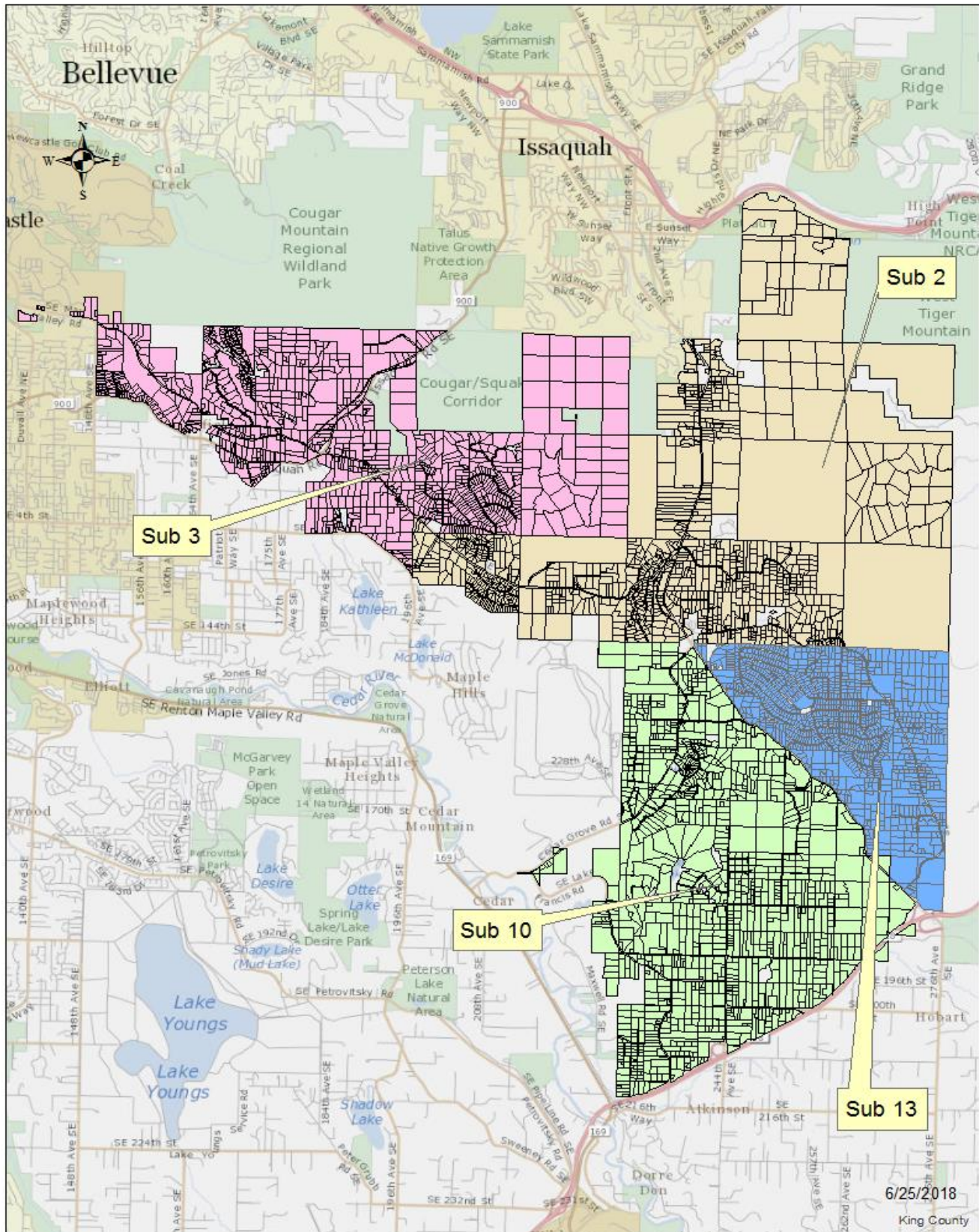
201 S. Jackson St, KSC-AS 0708
Seattle, WA 98104

OFFICE (206) 296-7300 FAX (206) 296-0595

Email: assessor.info@kingcounty.gov

<http://www.kingcounty.gov/assessor/>

Area 066 - Overview Map



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Area Information

Area 66 – Mirrormont/ Tiger Mountain/ May Valley

Area 066 is a large, diverse area that has multiple market and geographic influences. Approximately 90% of the area is in unincorporated King County with a small portion of the western tip of Subarea 3 which lies in the City of Newcastle. Major arterial highways are 18 and SR900. In addition, other major access roads are Issaquah Hobart Road from north to south and May Valley Road from east to west. The northerly commercial center is downtown Issaquah off SR900 to I-90 corridor. The southernmost commercial area, past Cedar Grove Road, is the northern portion of City of Maple Valley near Highway 18 corridor. Area 66 is comprised of a mixture of rural acreage, older plats, creek side properties along May Valley Road, and pockets of established, well-maintained neighborhoods throughout.

A majority of the area is within the Issaquah School District with the exception of the southern half of Subarea 10 which lies in Tahoma (Maple Valley) School District. Properties along the northern portion of May Valley Road in Subareas 2 and 3 sit on a much higher elevation and enjoy good to excellent view amenities of Mount Rainier and surrounding territory. Similar view amenities are also enjoyed by properties on the eastern portion of Subarea 13 which also sit on a higher elevation and border State owned land. Within these subareas are pockets of higher grade homes built on sites to take advantage of these views. On the southern portion of Subarea 3, there is an abundance of older, lower quality grade homes bordering SR-900 on smaller lot sizes. The southern half of Subarea 10 is influenced by the Maple Valley sales market because of its location and because it is in the Tahoma (Maple Valley) School District.

Overall, the area is typically non-homogeneous in nature with housing made up of variety of quality, age, and lot sizes. However, some platted areas of homogeneity exists in pocket neighborhoods such as Mirrormont, Sunset Valley Farms, Four Creeks, South Firs, The Ridge, Four Lakes, Webster Lake Estates and Cedar Grove Estates. Geographically, the area varies greatly in topography from steep hillsides on West Tiger and South Squawk Mountains, to the relatively flatter areas within the valley floor. Many properties are also influenced by streams such as May Creek and Issaquah Creek. With a majority of the area zoned RA5 (one dwelling unit per five acres) with many impacted by environmental issues, development has been limited, therefore, many properties have maintained their acreage setting.

Area 066 Housing Profile



Grade 4/ 1967/ Total Living Area 670



Grade 5/ 1938/ Total Living Area 1030



Grade 6/ 1948/ Total Living Area 1430



Grade 7/ 1978/ Total Living Area 1950



Grade 8/ 1969/ Total Living Area 2540



Grade 9/ 2000/ Total Living Area 3270

Area 066 Housing Profile ...continued



Grade 10/ 1997/ Total Living Area 3570



Grade 11/ 1987/ Total Living Area 5200



Grade 12/ 2002/ Total Living Area 6480



Grade 13/ 1993/ Total Living Area 8210

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.