Issaquah Highlands / Preston / Snoqualmie Ridge

Area: 75

Area Information for Assessment Roll

King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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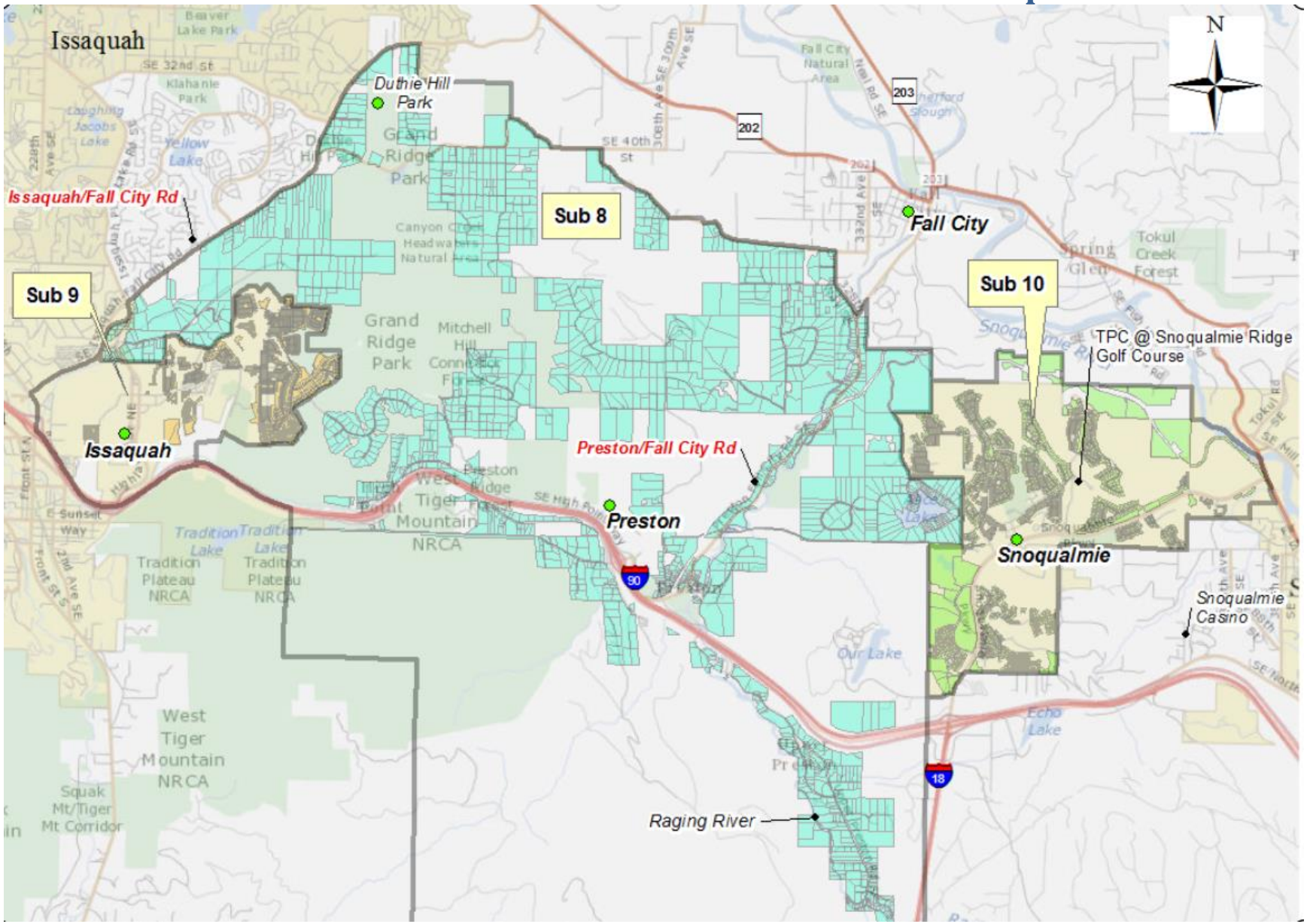

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Area Information
Area 75 - Issaquah Highlands / Preston / Snoqualmie Ridge

Area **Error! Reference source not found.** is located just east of Lake Sammamish's southern portion, where it expands in the north and easterly directions along the I-90 corridor. Area access to freeways and major commercial centers varies from fair to good depending on proximity to I-90, with commute times to Bellevue typically approaching 30 minutes or more. Recreational access to rivers, lakes, and mountains is excellent for all properties, making this an ideal area for outdoor enthusiasts. This area includes three unique Sub Areas, each very distinct from one another. Sub Area 8 is the largest, most diverse and least developed of the Sub Areas. It is largely rural in character and includes the small town of Preston near I-90. It is located in the center portion of Area 75 between Sub Area 9 and Sub Area 10. Both Sub Areas 9 and 10 are large platted urban-villages.

Sub Area 8 is by far the largest of the sub areas, extending over 6 miles from west to east and over 3 miles from north to south. It is typically very rural in nature with large estate and acreage sites throughout and includes waterfront parcels on the Raging River and a small lake, Lake Alice. Housing is typically single family, ranging from cabins to high end luxury structures and includes several manufactured homes. Individual prices range significantly based on the age, quality, style and size of the home, together with location, environment and size of the land. Homes were built from 1900 to the present, with a quality of construction ranging from grade 1 to 13 and total living from approximately 760 to 8,500 square feet.

Sub Area 9 is located at the very western portion of Area 75, which is located in the City of Issaquah. This sub area is commonly known as "Issaquah Highlands". It was developed as an urban-village concept "having a lifestyle of convenience" with mixed use zoning, medium density development, and good public transportation. It is pedestrian friendly with a network of sidewalks, developed trails for walking and biking, open spaces, parks and shopping. Area development began with platting and construction of mostly residential housing, which has been active through the present day. To attract buyers from various economic backgrounds abundant opportunity of choices in quality, size and type of housing are available. These range from apartments to condominiums, townhomes and single family residences. Adding value to many of the properties are views of the Olympics, surrounding territory and Lake Sammamish. Homes were built from 1998 to the present, with one home built in 1910 included. Construction quality ranges from grade 7 to 12 with varying total living areas.

Sub Area 10 is located at the very eastern portion of Area 75, which is located in the City of Snoqualmie. This sub area is commonly known as "Snoqualmie Ridge". Though some of the commercial amenities are not as extensive as Issaquah Highlands, Snoqualmie Ridge is similar in age and was also developed as an urban-village concept. Housing types include apartments, condominiums, townhouses and single family residences. Some examples of the many fine amenities in this area are excellent Cascade Mountain and Snoqualmie Valley views. Another significant amenity is the highly rated Jack Nicklaus designed "members only" TCP Snoqualmie Ridge Golf Course. Within Snoqualmie Ridge are community parks, trails, open space, and shopping. The commercial area was specifically planned to support the residences of this community; including a grocery store, restaurants, various shops, library, and school. Homes were built from 1998 to the present, with quality of construction ranging from grade 7 to 13 with varying total living areas. The sub area is serviced with good public transportation and good freeway access to I-90.

Area 75 Housing Profile

Grade 5/ 1923/ Total Living Area 920

Grade 6/ 1910/ Total Living Area 1,460

Grade 7/ 2005/Total Living Area 1,890

Grade 8/ 1998/Total Living Area 2,550

Grade 9/ 2008/ Total Living Area 2,250

Grade 10/ 2003/ Total Living Area 3,780

Grade 11/ 2015/ Total Living Area 4,420

Grade 12/ 2005/ Total Living Area 5,370

Grade 13/ 1994/ Total Living Area 6,730

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.