Kingsgate/ Queensgate

Area: 073

Area Information for Assessment Roll

King County

Department of Assessments

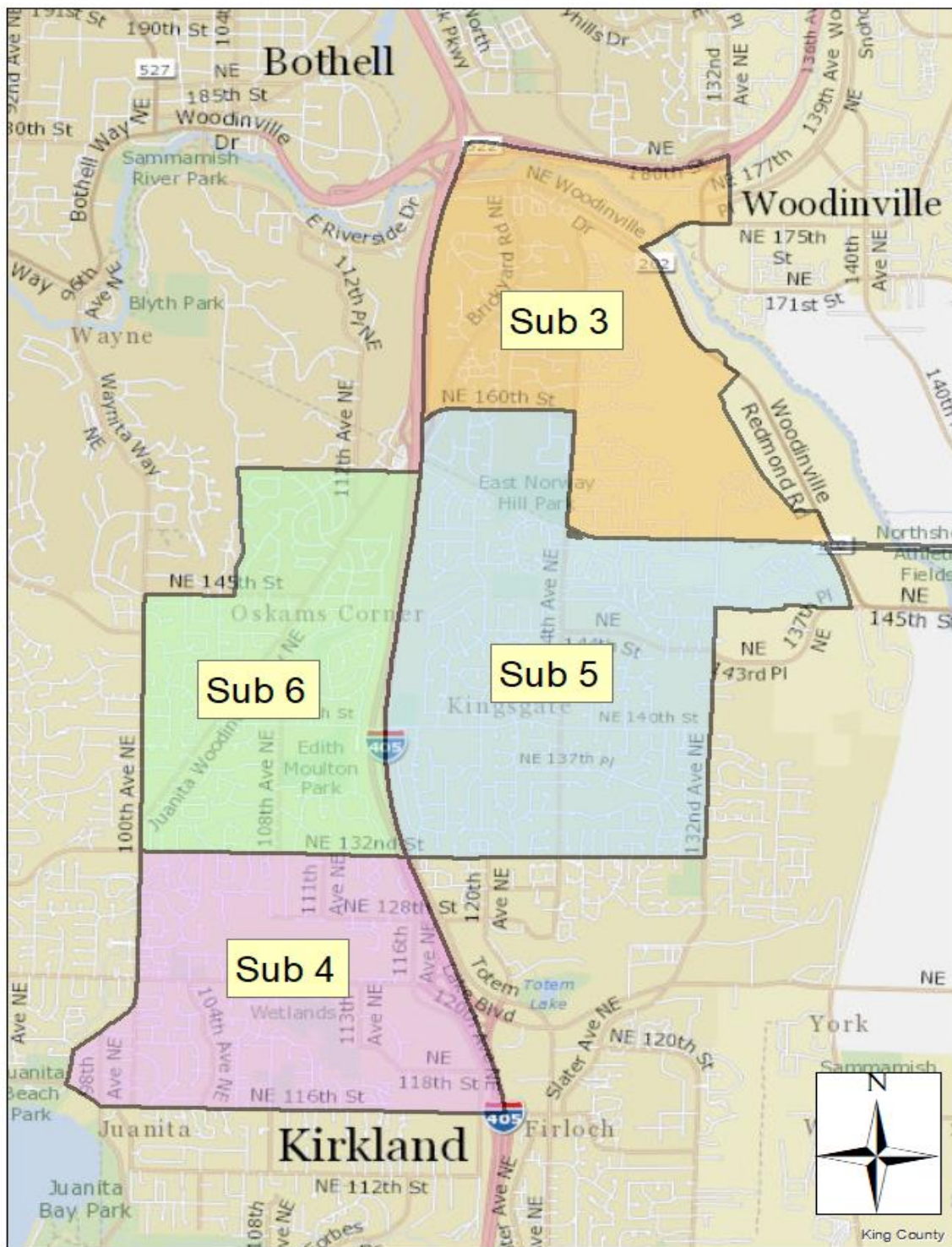*Setting values, serving the community, and pursuing excellence*

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Area Information
Area 073 – Kingsgate/Queensgate

Area Description

Area 73 is located within the jurisdictions of Kirkland, Woodinville, Bothell and unincorporated King County. I-405 and SR 522 provide access to employment centers in Seattle, Bellevue and nearby suburbs.   The area has good access to schools, parks, and shopping areas.

There are 7,639parcels in Area 73. Improved parcels comprise 7,416 which includes 7,261 single family site built homes, and 155 manufactured homes. Most parcels are improved with detached single family residences and 97% of these parcels have residential zoning. There are 458 Townhome parcels located within several separately identifiable townhome plats throughout the area. For the entire population, the typical improvement is grade 7 average quality construction, has about 1500 square feet of above grade living area, 1800 square feet total living area, is in Average Condition and built in the 1960's and 1970's. Grade 7 homes comprise approximately 74% of the total site built improved population. Grades 7 and 8 comprise nearly 92% of the improved population.

There are adequate neighborhood retail and service centers available within as well as outside of Area 73. Examples of established shopping centers within Area 73 are found in Kingsgate located at the crossroads of NE 144th Street and 124th Avenue NE., Firloch at NE 124th Street to the west of the I-405 interchange and a portion of Juanita Village at the tip of Juanita Bay. Additional convenience shopping and services located outside of the area are easily accessed in Woodinville and Bothell to the north and Totem Lake to the south.

In the City of Kirkland there have been major commercial developments built in the last 10 years, including in the Totem Lake area and Juanita Village area which have influenced residential development. Higher density residential structures have been built but also large detached single family dwellings are replacing older and smaller single family homes. There are also five small specific pocket tract developments of homes built after the year 2000, sitting on smaller lots with overall near similar quality structures. These are defined as neighborhoods 2 and 3. There is also a mobile home community known as Woodcrest Estates in this area which consist of 154 mobile home parcels with structures of varying age and quality.

Major landmarks include several parks including Edith Moulton Park and Norway Hill Park. There are several public schools including Juanita High School; Northshore and Kamiakin Middle Schools; Robert Frost, John Muir and Woodmoor Elementary Schools as well as other private learning institutions. Places of worship and the Kingsgate Public Library are also readily available within the area. A significant hospital, Evergreen Medical Center and several professional medical clinics are located to the south and east just outside of Area 73 which significantly adds to the market desirability of this area.

Area 073 – Housing Profile

Grade 6 / Year Built 1970 / Total Living Area 750 SF

Grade 7 / Year Built 1972 / Total Living Area 1970 SF

Grade 8 / Year Built 1990 / Total Living Area 1800 SF

Grade 9 / Year Built 1993 / Total Living Area 2620 SF

Grade 10 / Year Built 2016 / Total Living Area 3760 SF

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.