

East Woodinville/ Bear Creek/ Trilogy

Area: 095

Area Information for Assessment Roll



King County

Department of Assessments

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201 S. Jackson St, KSC-AS 0708

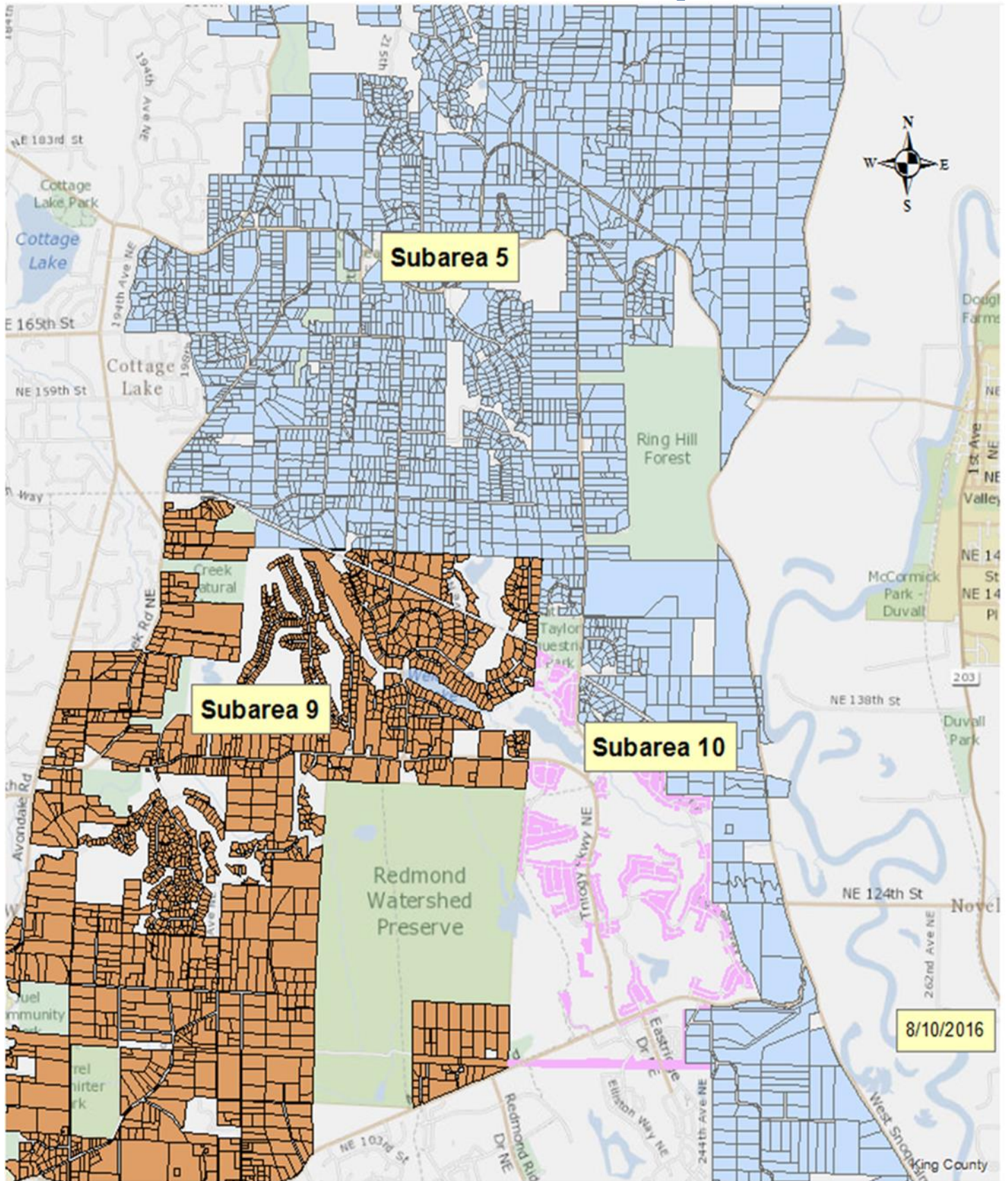
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Area 095 - Overview Map



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Area Information

Area 095 – East Woodinville/ Bear Creek/ Trilogy

Area 095 is located about 20 miles northeast of Seattle in north King County between Interstate 405 and State Route 202. Located in unincorporated King County, the area is conveniently situated between the cities of Woodinville, Redmond, and Duvall. There are three subareas and five neighborhoods in Area 095. The area generally features gently rolling hills with a number of streams and ravines; extreme topography and steep slopes are concentrated along the area's eastern boundary at West Snoqualmie Valley Rd NE. Significant features that enhance the area include; Paradise Lake, an 18 acre lake; Tuck Lake, a private 12 acre lake; Welcome Lake, a 17 acre lake in Lake of the Woods; man-made, Radar Lake, that sits on a 100+ acre site, the largest parcel in Area 95; Tolt Pipeline Trail, a 12-mile long, 100 ft. wide, equestrian/pedestrian trail in the Tolt pipeline right-of-way; Redmond Watershed Preserve, an 800-acre natural open space public park and trail system.

Area 95 is divided into 3 Sub Areas with 4 neighborhoods.

- Area 95-5 extends south from King-Snohomish county line to the Tolt Pipeline trail then follows the trail southeast to the eastern boundary of 95-10 (Trilogy) and finally meandering south along the western edge of Snoqualmie Valley past NE Novelty Hill Rd to NE 100th ST, encompassing all or portions of neighborhoods 1, 2, 3 & 4.
- Area 95-9 extends south from the Tolt Pipeline trail to NE Novelty Hill Rd and east from Avondale & Bear Creek Rd NE to 95-10 (Trilogy), 95-9 includes portions of neighborhoods 2 and 3 as well as the plats of Bear Creek Country Club, Shadowbrook and Lake of the Woods.
- Area 95-10 extends south from the Tolt Pipeline trail to NE Novelty Rd and is wedged between subareas 95-9 and 95-5. Subarea 10 is exclusively the 55+ planned unit development (PUD) of Trilogy at Redmond Ridge with over 1,500 single-family homes. Trilogy at Redmond Ridge is also designated Neighborhood 0.

Area 095 is influenced and impacted by the numerous streams, creeks, ponds and wetlands that make up the Bear Creek Drainage Basin, a healthy ecosystem returning over 30,000 Salmon annually. Floodplain, floodway and environmental impacts can render many properties severely restricted or undevelopable.

Area 095 Housing Profile



Grade 6/Year Built 1979/Total Living Area 1010



Grade 7/Year Built 1983/Total Living Area 2400



Grade 8/Year Built 1973/Total Living Area 3710



Grade 9/Year Built 2002/Total Living Area 3900



Grade 10/ Year Built 2000/ Total Living Area 3920



Grade 11/Year Built 2002/Total Living Area 4540

Area 095 Housing Profile



Grade 12/Year Built 1989/Total Living Area 5510



Grade 13/Year Built 1991/Total Living Area 14030

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.