

# Lake Sammamish

Area: 047

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## *Area Information*



## **King County** **Department of Assessments**

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

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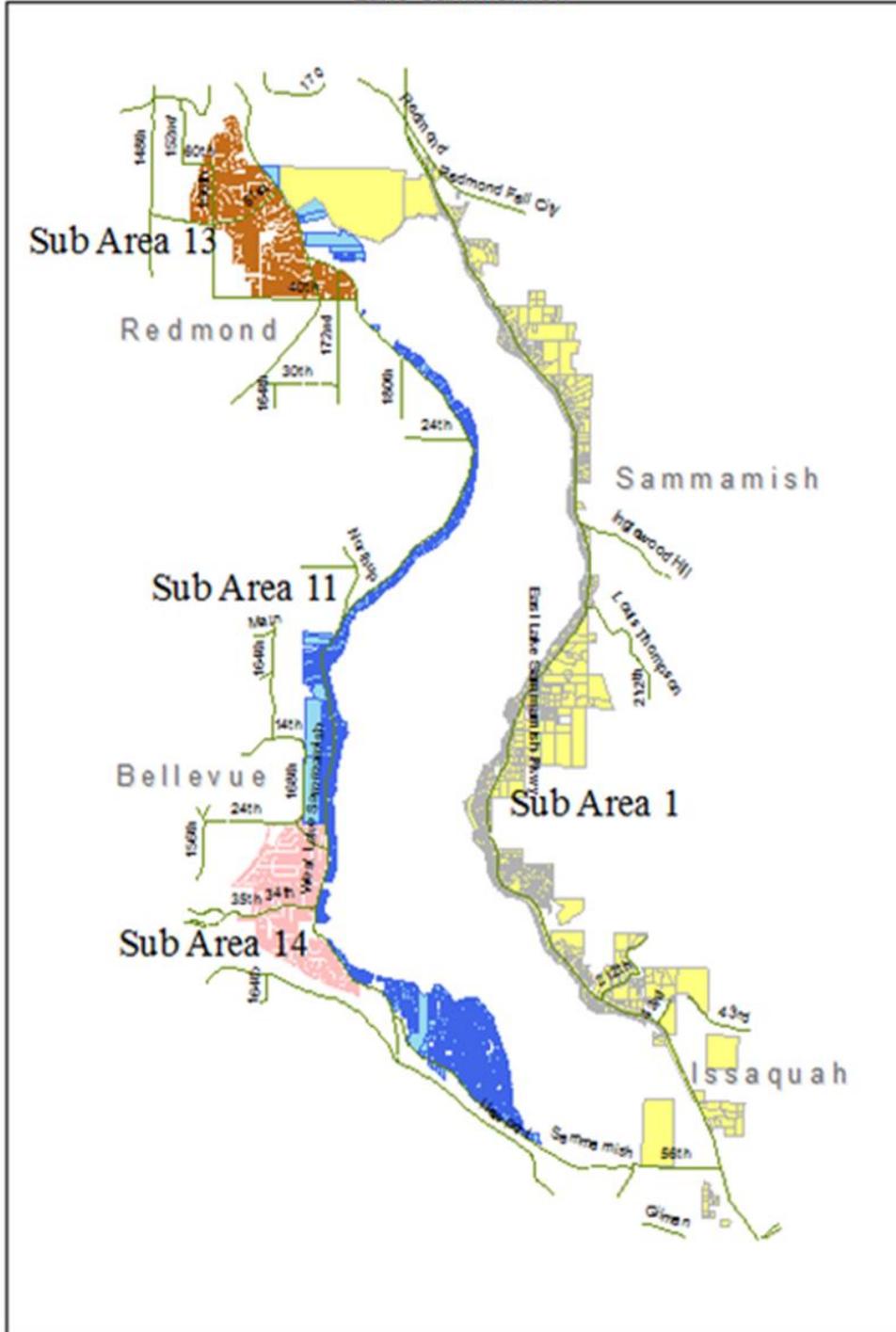
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# Area 047 - Overview Map

## Area 47 Lake Sammamish



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# Area Information

## Area 047 – Lake Sammamish

**Area 047** includes the waterfront parcels around Lake Sammamish along with surrounding uplands parcels many with a lake view. Historically, Lake Sammamish was considered a recreational lake and many of the parcels were improved with small cabins. As the surrounding communities began to develop in the 1990's most of the properties along the lake went from recreational use to residential.

There are four distinct markets within area 47:

**Sub Area 1** – Properties located on the East side of Lake Sammamish. It includes the city of Sammamish and the East Lake Sammamish Trail.

**Sub Area 11** – Properties located on the South and West side of Lake Sammamish. Sub Area 11 includes the cities of Issaquah, Bellevue and Redmond.

**Sub Area 13** - Upland properties located in Redmond surrounding the Microsoft campus.

**Sub Area 14** - Upland properties located in Bellevue's Vasa Park neighborhood.

## Area 047 Housing Profile



Grade 1/ 1948/280 sf



Grade 2/1956/400 sf



Grade 3/1930/420 sf



Grade 4/1930/660 sf



Grade 5/1926/760 sf



Grade 6/1957/1,020 sf

# Area 047 Housing Profile



Grade 7/1977/2,320 sf



Grade 8/1982/2,040 sf



Grade 9/1992/3,600 sf



Grade 10/2000/3,290 sf



Grade 11/2010/4,430 sf



Grade 12/2002/4,660 sf

# Area 047 Housing Profile



Grade 13/2003/9,290 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.