Ravenna/ University District

Area: 044

Area Information for 2021 Assessment Roll

Obtained from City-Data.com

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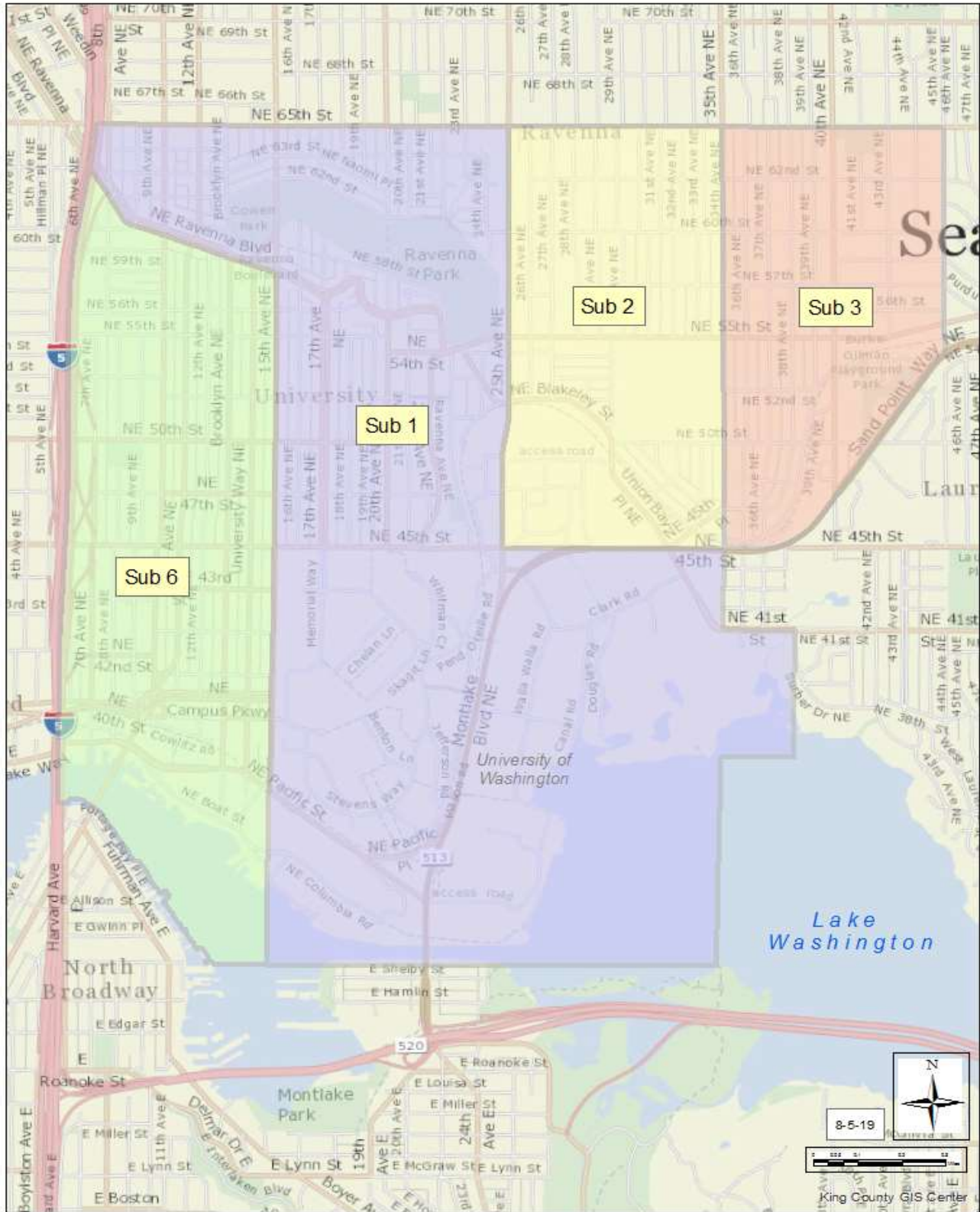
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Area Information
Area 044 – Ravenna/ University District

Name or Designation
Area 044 - Ravenna / University District

Boundaries
The Area boundaries are, NE 65th Street on the north; Interstate 5 on the west; Portage Bay, Montlake Cut and Union Bay on the south; and Montlake Blvd. NE, Sand Point Way NE and 45th Ave NE on the east.

Maps
A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description
Area 44 is located in northeast Seattle and includes the following neighborhood communities; University District, parts of Roosevelt and Ravenna, plus Bryant and Hawthorne Hills. This area is densely populated with apartments near the University of Washington and gradually changes to single family residential the further away from the school. The typical house is average quality and was built between 1900-1939. Major landmarks in the area are University of Washington, UW Medical Center and Ravenna Park. Construction is ongoing for the Light Rail train system with future stations being built in the University District and Roosevelt communities that will connect Area 44 to points south and north, including downtown Seattle, SeaTac Airport, Northgate Mall redevelopment, and the city of Lynnwood to the north. The area is also well serviced by a full range of commercial and professional facilities, public transportation, schools, parks and easy access to highways Interstate-5 and State Route 520. There are two major employers in Area 44, the University of Washington and the UW Medical Center. Shopping and dining opportunities are afforded at University Village shopping center and on several arterial streets in the area. The large city park in the area, Ravenna Park, has playfields and walking trails. Area 44 is also a short distance from other Seattle parks including Green Lake Park and Montlake Park. The Burke-Gilman bike trail goes along the southern portion of Area 44 and is used for commuting and recreation.

There are four Sub Areas in Area 44. Sub Area 1 and 6 include the communities of University District and portions of Ravenna and Roosevelt. The remaining Sub Areas, Subs 2 and 3 are located east of 25th Ave NE. This part of Area 44 is predominantly detached single family residences with a cluster of townhomes located near Sand Point Way NE. Sub Areas 1 and 6 are more densely populated with apartments and mixed use structures in the University and portions of Ravenna and Roosevelt communities. Given these many different residential uses in the area, the housing stock is heterogeneous. Zoning density is higher near the University of Washington and along/near arterial streets. The higher zoned parcels include a housing style which includes apartments, rooming houses, duplex, triplex, fourplex, townhouses, etc. In the residential zoned areas, the average lot size is approximately 4600 square feet and a typical house is grade 7, built between 1900-1939, with 1400 square feet of above grade living area plus a basement. There are over 300 townhouses with grades

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ranging from 7 to 9 in area 44; typically, they are grade 7 and 8 and have a lot size of 1200 square feet with 1360 square feet of total living area on three floors and were built from 1996 to the present. Due to the limited number of vacant lots in Area 44, builders are buying lower quality and smaller homes, demolishing them and building on the site. Depending on zoning and proximity to the University or Light Rail stations, the new building may be a house, townhouse, apartment building, rooming house or mixed use. An emerging trend is increasing density near the Light Rail stations, even though the station in Area 44 is still under construction. In Area 44 there are a limited number of older single family residences, duplexes or triplexes on parcels that are zoned for higher density development or commercial use. As demand for housing increases it is likely that many of these will be torn down and higher density development will be built.

Area 044 Housing Profile

Grade 5/ Year Built 1923/ Total Living Area 730

Grade 6/ Year Built 1947/ Total Living Area 780

Grade 7/ Year Built 1951/ Total Living Area 1,750

Grade 8/ Year Built 1924/ Total Living Area 2,740

Grade 9/ Year Built 2007/ Total Living Area 3,750

Grade 10/ Year Built 2005/ Total Living Area 3,880

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.