

West Shoreline

Area: 001

Area Information 2021 Assessment Roll



King County **Department of Assessments**

Setting values, serving the community, and pursuing excellence

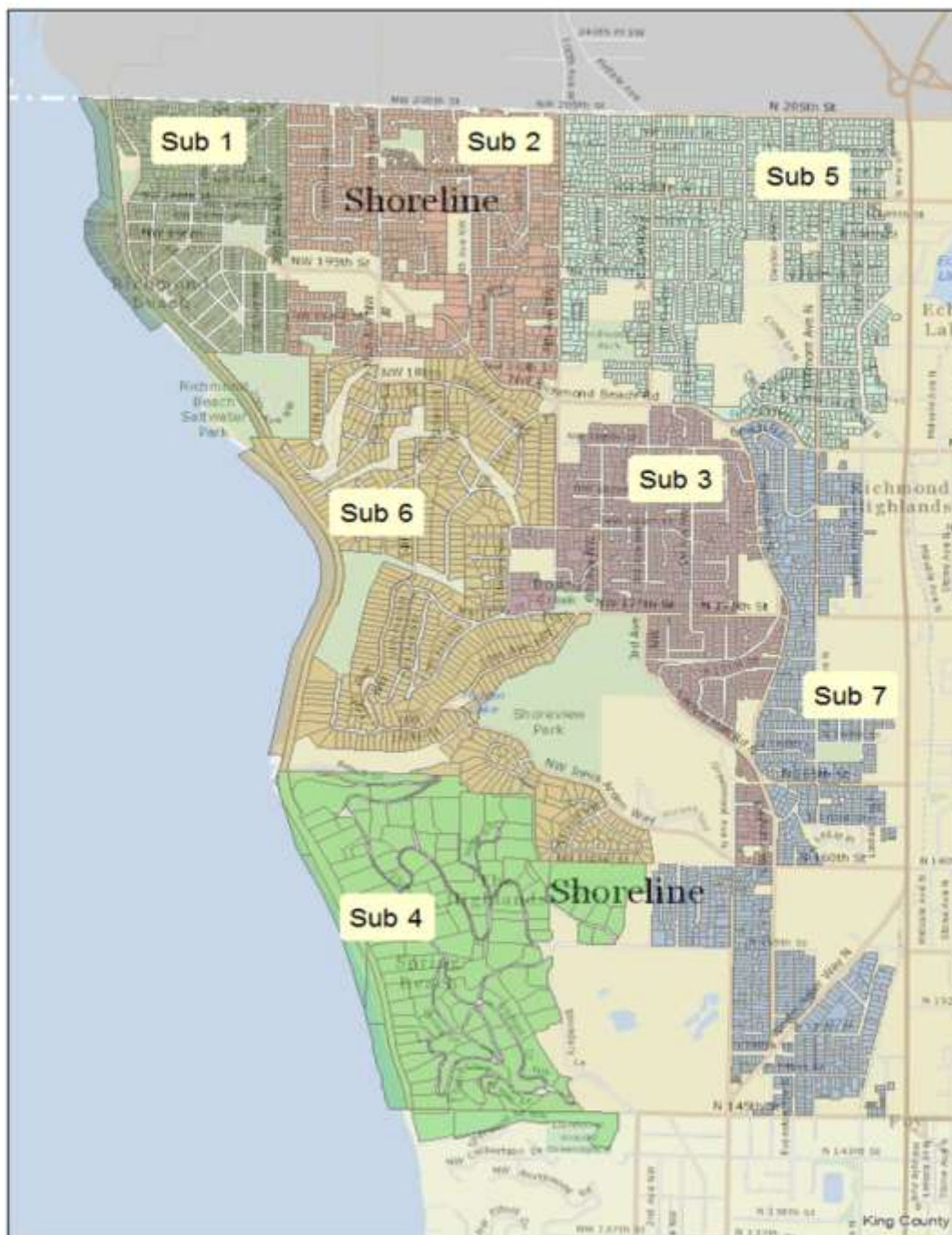
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Area 001 - Overview Map



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Area Information

Area 001 – West Shoreline

Area 001 is located in the northwest corner of King County within the city limits of Shoreline and encompassing the neighborhoods of Richmond Beach, Innis Arden, Richmond Highlands, and The Highlands. It is considered to be homogeneous and suburban in nature. Area 001 is well serviced by public transportation plus convenient access to a major interstate highway to the east. Interstate 5 and Rt-99 provide access for employment in the greater Seattle metropolitan area. This area 001 is within close proximity to a full range of commercial and professional services. Recreational parks in the area include Richmond Beach Community Park, Richmond Beach Saltwater Park, Richmond Highland Park, Shoreview Park, Boeing Creek Park and Hillwood Park.

Ninety seven percent of the parcels in area 001 are improved including single family detached homes, manufactured homes, townhomes and residential properties with multiple improvements, with the single family detached home capturing over 94% of the housing inventory. Approximately 64% of the homes were built during the 1950s through the 1970's and about 74% of the improved parcels are either grade 7 or grade 8. Approximately 16% of the housing population is grade 9 or higher. The average total living area is about 2,200 square feet and the average above grade living area is 1,800 square feet. Parcels bordering along Aurora Ave North are primarily commercially zoned with a variety of businesses and apartment buildings.

Land characteristics that affect Area 001 are view amenities, waterfront, topography & traffic. Parcels in the area vary greatly in size with a median lot size of approximately 15,000 square feet. Twenty one percent of the parcels in the area have a view of Puget Sound, Olympic Mountains, and/or a Territorial view. There are 44 Puget Sound waterfront parcels in the area of which 32 are improved. Approximately 17% of the parcels in the area are impacted by moderate to heavy traffic and 14% of the parcels are impacted by topography.

Area 001 Housing Profile



Grade 5/ Year Built 1947/ TLA 660sf



Grade 6/ Year Built 1934/ TLA 950sf



Grade 7/ Year Built 1977/ TLA 1,270sf



Grade 8/ Year Built 1999/ TLA 2,270sf



Grade 9/ Year Built 2003/ TLA 2,610sf



Grade 10/ Year Built 2002/ TLA 4,260sf

Area 001 Housing Profile ...continued



Grade 11/ Year Built 1938/ TLA 6,280sf



Grade 12/ Year Built 1921/ TLA 8,220sf



Grade 13/ Year Built 1931/ TLA 11,090sf

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.

