

East Shoreline

Area: 003

Area Information for 2021 Assessment Roll



King County **Department of Assessments**

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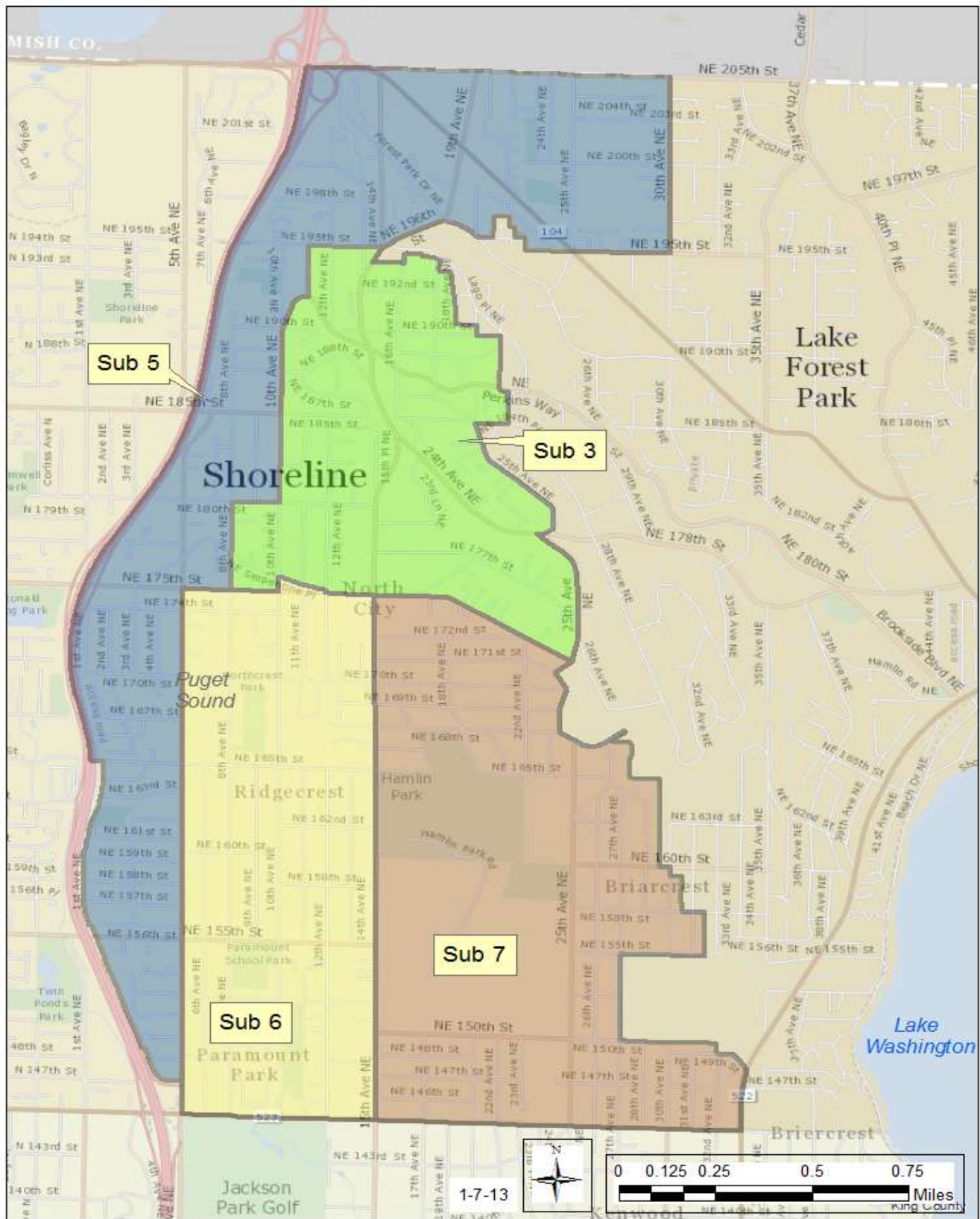
201 S. Jackson St, Room 708
Seattle, WA 98104

OFFICE (206) 296-7300 FAX (206) 296-0595

Email: assessor.info@kingcounty.gov

<http://www.kingcounty.gov/assessor/>

Area 003 - Overview Map



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Area Information

Area 003 – East Shoreline

Area 003 is located north of the Seattle City limit boundaries and south of the King/Snohomish County Line. This area was annexed from Unincorporated King County to the City of Shoreline in August of 1995. Located in the eastern portion of Shoreline, it has good access to the I-5 freeway at NE 145th St and NE 175th St. It is homogeneous and suburban in nature much like that of the immediate Seattle neighborhoods to the south. Area 3 is divided into 4 sub areas that are situated east of Interstate 5 and west of the City of Lake Forest Park.

There are over 5750 residential parcels in Area 3. Improved residential properties comprise almost 5520 parcels, of which 27 are manufactured homes. There is a total of 123 townhome parcels. The typical property for this area a single family house with grade 7 in quality, has about 1390 square feet of above grade living area, 1850 square feet total living area, is in Average Condition and built in the late 1940's and 1950's. Grade 7 homes comprise of approximately 58% of the total site built improved population. Grades 6 thru 8 comprise nearly 94% of the improved population. View properties are not typical in area 3 and it is relatively free of documented environmental sensitive area issues.

There are no major retail centers in area 3. However, access to shopping is readily available in surrounding communities. Convenience shopping and services within area 3 are available in the North City neighborhood along 15th Ave NE from NE 170th St continuing north to NE 180th St.

Major landmarks include Hamlin Park, Kellogg Middle School and Shorecrest High School. Acacia Memorial Park and Funeral Home is located on the eastern border of area 3 at 27th Ave NE.

Area 003 Housing Profile



Grade 5/ Year Built 1939/ Total Living Area 690sf



Grade 6/ Year Built 1951/ Total Living Area 830sf



Grade 7/ Year Built 1955/ Total Living Area 1,340sf



Grade 8/ Year Built 1978/ Total Living Area 2,260sf



Grade 9/ Year Built 1999/ Total Living Area 3,310sf

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.

