

Phinney Ridge/ Fremont

Area: 042

Area Information for 2021 Assessment Roll



King County **Department of Assessments**

Setting values, serving the community, and pursuing excellence

KSC – AS – 0708
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 042 - Overview Map



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Area Information

Area 042 – Phinney Ridge/ Fremont

Name or Designation

Area 042 - Phinney Ridge/ Fremont

Boundaries

This area is generally bounded by North 85th Street on the north, Aurora Avenue North and East Green Lake Way North on the east, the ship canal to the south, and 3rd Avenue Northwest and Greenwood Avenue North on the west.

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 42 is located in the northwestern portion of Seattle. It contains the neighborhoods of Phinney Ridge, Fremont, West Green Lake, and a portion of Greenwood. Geographically it is located on a hill sloping easterly, westerly, and southerly. Phinney Avenue North is generally located at the crest of the hill in the northern section. Major attributes of this area include Green Lake, Woodland Park Zoo, Woodland Park, and it is in close proximity to the University of Washington, plus there is easy access to the downtown business core. Another major attraction to this area is its view amenity. Approximately 22% of the properties enjoy a view of some kind depending on which slope a parcel is located. Views of the Olympic mountains, Cascade mountains, Mt. Rainier, Puget Sound, Green Lake, Seattle Skyline, the ship canal, or territorial views are afforded many of the homes in this area.

This area was one of the first areas developed in Seattle. Approximately 58% of the houses were built before 1930. The typical house is grade 7 in quality, has 1,300 square feet of above grade living area, 1,620 square feet of total living area, and is in average condition. The typical lot size is about 3,800 square feet. Since the late 1980's the remodel activity of existing homes in this area has been brisk. Construction of townhome style residences has also greatly increased in the last 6 years. There are 902 parcels with townhomes constructed on them area wide with an average year built of 2008. Approximately 25% of these are in areas zoned to allow these higher density developments.

Area 42 is divided into three sub areas. Sub area 8 contains the west Green Lake area as well as a portion of Greenwood. One of the neighborhoods in Sub Area 8 is neighborhood 5. Neighborhood 5 is predominately zoned for single family development. Homes in this area are typically smaller when compared to other neighborhoods in sub area 8.

Sub area 3 contains the Phinney Ridge neighborhood. The eastern portion, north of the Woodland Park zoo, has views of the Cascades and Green Lake. The western portion has views of Puget Sound, the Olympics, the ship canal, Ballard, Bainbridge Island, and Magnolia. Two of the neighborhoods in sub area 3, are 6 and 8. Neighborhood 6 is located on the eastern slope of Phinney Ridge. It is adjacent to the Woodland Park Zoo. It also is located in close proximity to Green Lake. Neighborhood 6 on average



has larger homes when compared to other neighborhoods in sub area 3. Approximately 37% of the parcels have a view of the Cascade mountains, Green Lake, or of the territory. Neighborhood 8 is located south of the Woodland Park Zoo in sub area 3. A majority of the parcels are zoned for higher density development compared to single family homes. Teardown activity in this area has increased in the past few years due to the high demand of acquiring land to develop for higher density structures including townhomes.

Sub area 11 consists of the Fremont neighborhood and the southern part of Phinney Ridge. Three of the neighborhoods in this sub area are neighborhoods 11, 12, and 13. Neighborhood 11 consists of the eastern portion of sub area 11. Much of this area is zoned for high density development.

Approximately 59% of the improvements are townhome style residences. This area contains numerous commercial use buildings located on Aurora Avenue North. Over 17% of the parcels in neighborhood 11 are impacted by traffic noise. Neighborhoods 12 and 13 are located closer to the Fremont shop areas. Neighborhood 12 represents the heart of the single family residences in Fremont. Approximately 31% of the parcels have a view of the Olympic mountains, Mt. Rainier, the ship canal, Puget Sound, downtown skyscrapers, or of the territory. Neighborhood 13 is located south of neighborhood 12. It is zoned predominantly for townhome style residences and is adjacent to Fremont's restaurants and local shops. Approximately 75% of the parcels in this neighborhood have townhome style residences. This is due to the high density zoning afforded the neighborhood.

Area 042 – Housing Profile



Grade 5/ Year Built 1931/ Total Living Area 850



Grade 6/ Year Built 1908/ Total Living Area 1,490



Grade 7/ Year Built 1928/ Total Living Area 1,190



Grade 8/ Year Built 2016/ Total Living Area 1,430



Grade 9/ Year Built 2018/ Total Living Area 3,140



Grade 10/ Year Built 2004/ Total Living Area 4,210

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.

