

# Haller Lake/ North Greenwood/ Crown Hill

Area: 006

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## *Area Information*



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

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

KSC – AS – 0708

201 S. Jackson St., Room 708

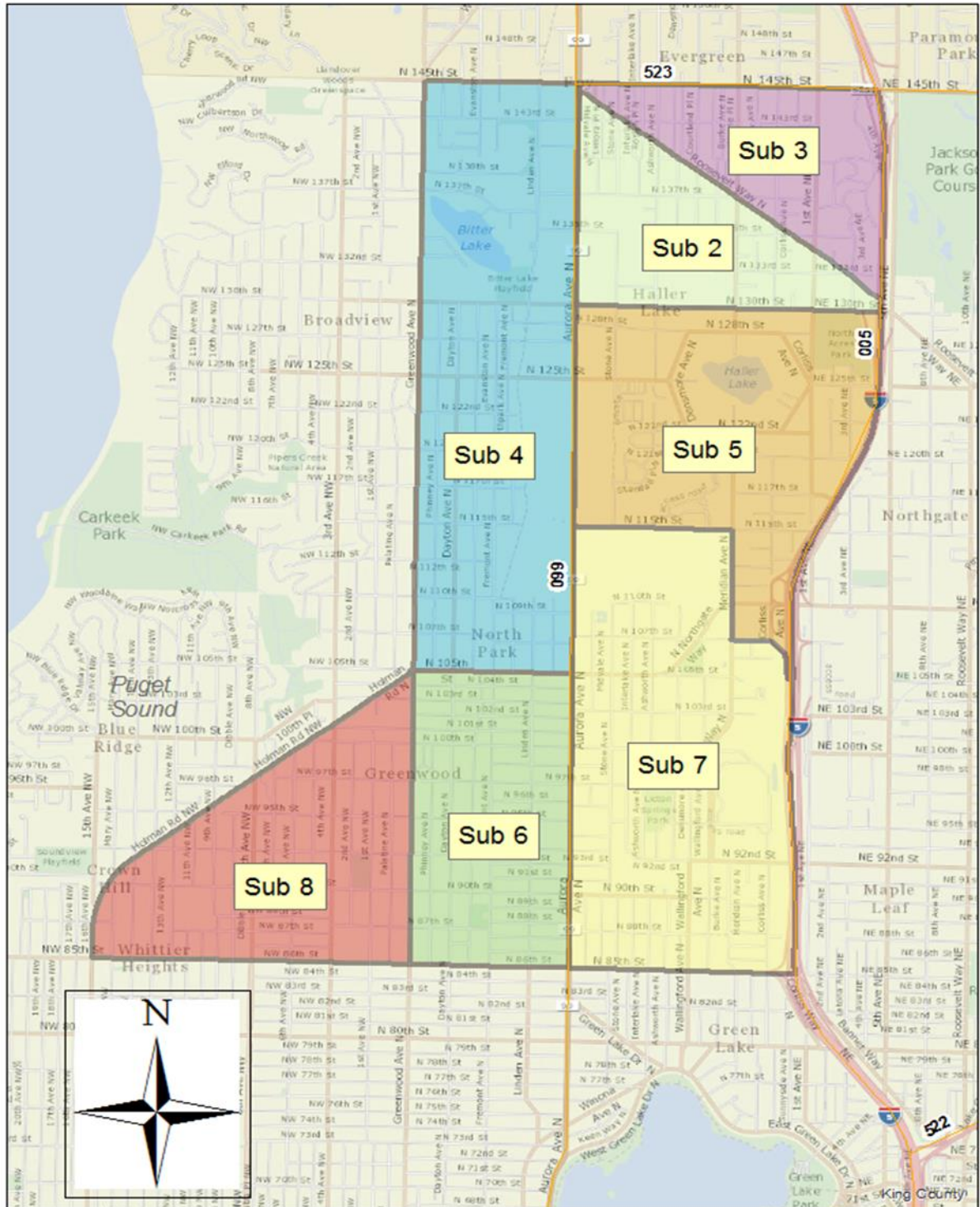
Seattle, WA 98104

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

Email: [assessor.info@kingcounty.gov](mailto:assessor.info@kingcounty.gov)

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

# Area 006 - Overview Map



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**King County**

## Area Information

### Area 006 – Haller Lake/ North Greenwood/ Crown Hill

Area 6 is located in the northwestern part of Seattle. It contains the neighborhoods of Crown Hill, Greenwood, Licton Springs, Haller Lake, and Bitter Lake. The typical single-family residence is grade 7 in quality, was built in 1950's. One third of all residences were built in the 1940's and 1950's. There are 1,914 townhome style residences and they are typically grade 8 in quality. Overall, 98.1% of the parcels are improved. Approximately 69% of the parcels are zoned for single family residences and 31% for high density development or commercial uses. There are two small lakes [Haller Lake and Bitter Lake] located in the northern section. These are the only small lakes located in the city of Seattle where one can own lake front property.

Area 6 is divided into 7 sub areas. Sub areas 2 and 3 are very similar in demographics and are located in the northeastern part of area 6. In sub area 2 the typical house is a grade 7 home built in the 1950's. Sub area 3 is nearly identical except the homes are slightly larger in size. Ingraham High School is located in sub area 2 and serves as the only public high school in the far north end of Seattle. The prestigious private Lakeside School is located in sub area 3. In sub areas 2 and 3 approximately 88% of the properties are zoned for single family residences. Sub area 4 is located in the northwestern part of area 6. It contains Bitter Lake and part of the Greenwood neighborhood. Sub area 4 contains 1,568 improved parcels and approximately 13% of the residences are townhome style dwellings. Thomson Middle School is located here near Bitter Lake. Evergreen Washelli Cemetery is located in the eastern portion of sub area 4. Sub area 5 contains the Haller Lake neighborhood. It also contains Haller Lake. This is a high demand small waterfront lake with large lot sizes and forested areas. Northwest Hospital is located in sub area 5. A 67-lot townhome development built in the early 1980's called Stendall Place is adjacent to Northwest Hospital. Sub area 6 is part of the Greenwood neighborhood. It contains the 2nd highest density of townhome style residences in area 6. Approximately 25% of the improvements are townhomes. Sub area 7 is located in the southeastern part of area 6. The Licton Springs neighborhood is located here. It contains the highest density of townhome style residences. There are 821 townhomes in sub area 7. North Seattle College is located adjacent to I-5 in the eastern part of sub area 7. The Northgate Transit Center is located across I-5 from sub area 7. This is where trains emerge from a tunnel that originates in downtown Seattle. In 2021 people were able to board a train at Northgate and quickly get to the Roosevelt neighborhood, University of Washington, Capitol Hill, downtown Seattle or SeaTac Airport. The tunnel runs south to downtown Seattle. From downtown to the airport the line is above grade. Sub area 8 contains the Crown Hill neighborhood. This is primarily a single-family residential area. Many of the parcels are level or gently sloped.

In 2019, the City of Seattle implemented the Mandatory Housing Affordability (MHA) policy to ensure growth brings affordability. MHA requires new commercial and multifamily development to include affordable homes or contribute to a City fund for affordable housing. To put MHA into effect, zoning changes add development capacity and increase housing choices in urban villages designated in the Seattle 2035 Comprehensive Plan, certain urban village expansion areas near frequent transit hubs, and other areas with commercial and multifamily zoning. The changes in zoning have been recognized by the Department of Assessments, but as of the time of this report, no change in assessed value has been associated with the change in zoning.





## Area 006 Housing Profile



Grade 5/ Year Built 1924/ Total Living Area 730 sf



Grade 6/ Year Built 1947/ Total Living Area 620 sf



Grade 7/ Year Built 1958/ Total Living Area 1,840 sf



Grade 8/ Year Built 2016/ Total Living Area 1,920 sf



Grade 9/ Year Built 2016/ Total Living Area 2,920 sf



Grade 10/ Year Built 2001/ Total Living Area 3,770 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.

