

# Roosevelt/Wedgwood

Area: 045

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## *Area Information*



**King County**

**Department of Assessments**

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

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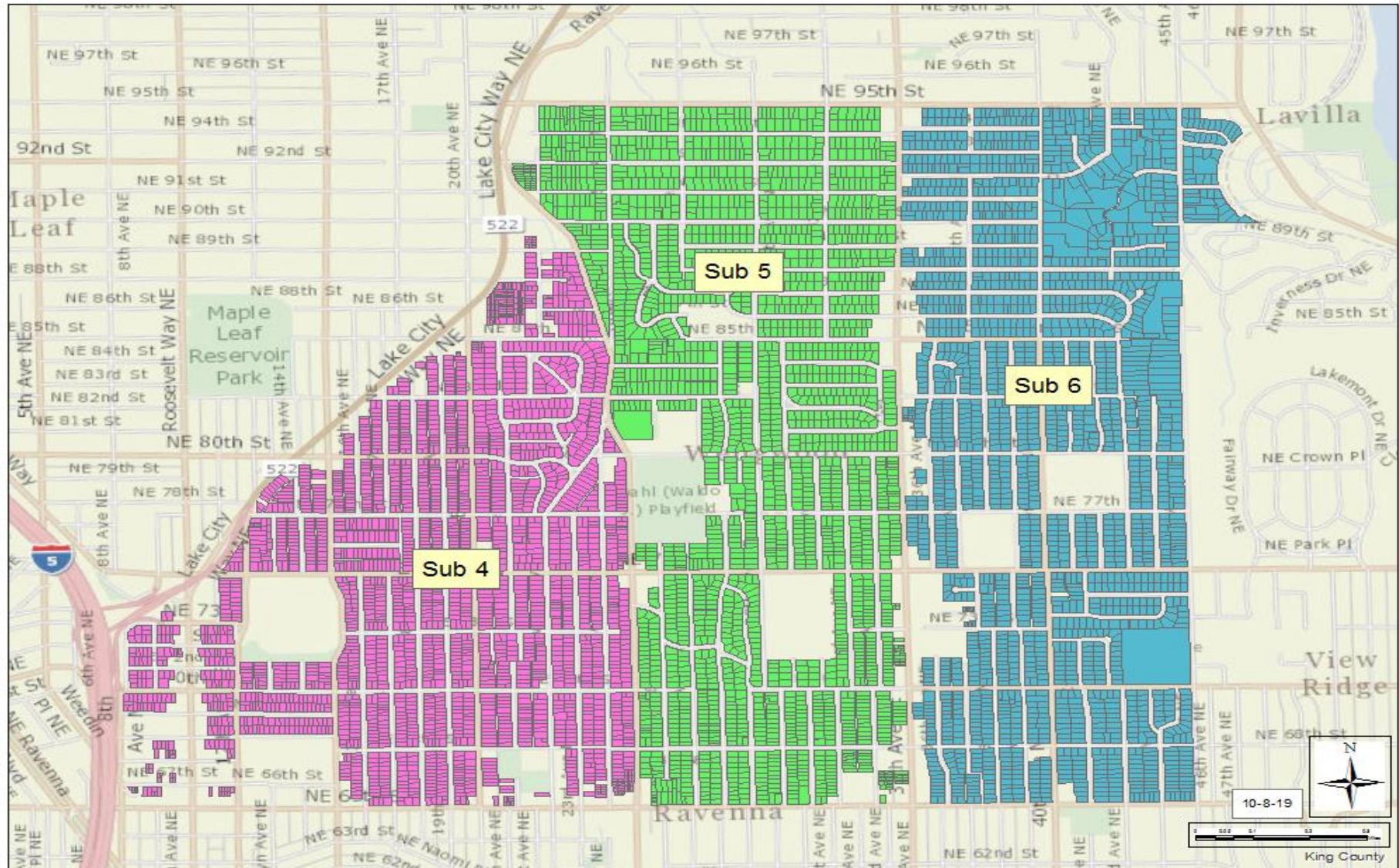
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# Area 045 Map



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Area Information



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# Area Information

## Name or Designation

Area 045 - Roosevelt/ Wedgwood

## Boundaries

Area 045 is bounded on the south by NE 65<sup>th</sup> Street, on the west by I-5 and Lake City Way NE, on the North by NE 95<sup>th</sup> and on the east by 45<sup>th</sup> Ave NE.

## 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 Street Center.

## Area Description

Area **Error! Reference source not found.** is located within the Seattle City limits and north of the downtown core. The population is homogeneous and urban in nature. The area is well serviced by a full range of commercial and professional facilities, public transportation, schools, parks and is conveniently located near highways and arterials including Interstate-5, State Route 520, and Lake City Way. This allows easy access to employment in downtown Seattle and nearby suburbs. The area is influenced by its proximity to the University of Washington, Northgate Mall, University Village shopping mall and Green Lake. There are several other small parks located in and near the area.

The residential properties in the area range in grades (quality of construction) from 3 to 11 with the majority being grade 7 quality homes. Residences were built between 1900 to present, most of which were constructed between 1924 and 1955 and represents approximately 65% of the housing population in the area. Approximately 5.1% of the improved population are Townhomes. About nineteen percent of the population are impacted by traffic, 6% of the population are impacted by their location near commercial and 2% are impacted by topography. Three percent of the population have some sort of view amenity.

The construction of the Roosevelt Link Light Rail Station was completed recently. The Roosevelt underground station is located on 12<sup>th</sup> Ave NE and NE 65<sup>th</sup> St and provides transportation to the University District, Northgate Shopping Mall, downtown Seattle and SeaTac Airport. Future projects are underway for expansion to other areas in King, Pierce and Snohomish Counties.

The area is divided into 3 sub areas encompassing Roosevelt & Wedgwood (see map above).

Sub Area 4 is located in the west portion of the area in the Roosevelt neighborhood of Seattle. It includes Roosevelt High School and the new underground Link Light Rail Station. In the last few years, the City of Seattle has rezoned many parcels in Sub Area 4 due to its proximity to the Light Rail train station. Many of these higher zoned parcels are now being subdivided into smaller townhouse parcels and developed into townhomes. In some cases where zoning allows, higher density buildings such as condos and or apartments are being considered for future construction. Neighborhoods 1, 2 and 5 are in this sub area.

Sub Area 5 is bounded on the west by Sub Area 4 on the east by Sub Area 6. It includes the Wedgwood neighborhood and Dahl playground.

Sub Area 6 is in the eastern portion of the area in the Wedgwood neighborhood. A small number of parcels in Sub 6 have views of Lake Washington.

There are very few vacant lots in area 45, less than 1%. The limited availability of vacant lots has caused builders to buy lower quality and smaller homes, demolish them and build one or more homes on their previous site. Depending on zoning and proximity to the Light Rail station, the new building may be a house, townhouse, apartment building, or mixed use. An emerging trend is increasing density near the Light Rail stations. Area 45 there are over 409 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 45 Housing Profile



Grade 5/ Year Built 1947/ Total Living Area 520sf



Grade 6/ Year Built 1909/ Total Living Area 850sf



Grade 7/ Year Built 1951/ Total Living Area 1,420sf



Grade 8/ Year Built 1929/ Total Living Area 2,190sf



Grade 9/ Year Built 2013/ Total Living Area 2,740sf



Grade 10/ Year Built 2017/ Total Living Area 3,620



# 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.           |