

# Central Area

Area: 015

## *Area Information*



*Photo obtained from Google Earth*



**King County**

**Department of Assessments**

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

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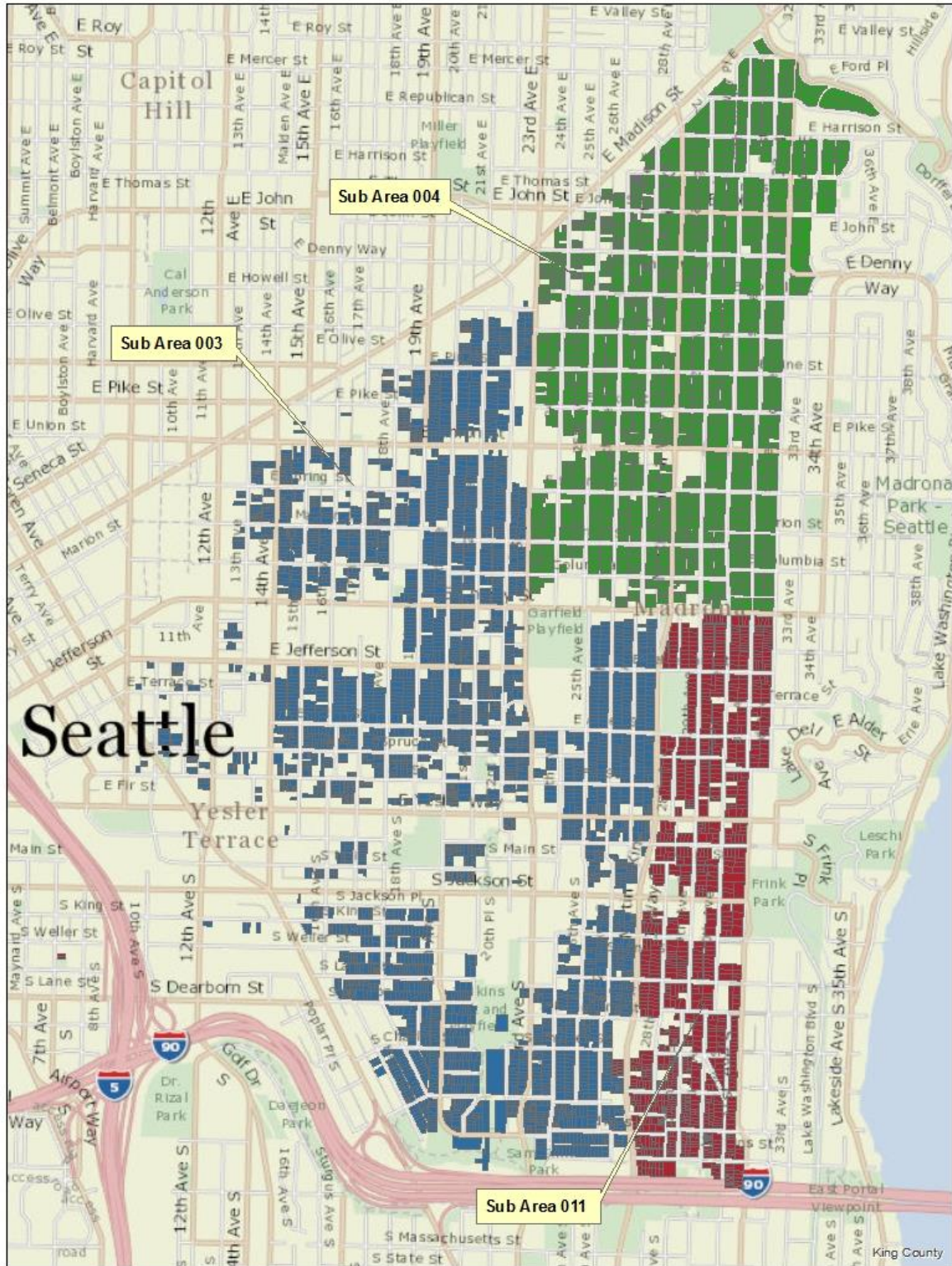
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## Area 015 Map



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# Area Information

## Name or Designation

Area 15 - Central Area

## Boundaries

Area 15 is bounded by E Madison Street to the north, 36th Avenue E and 31st Avenue E to the east, Interstate 90 to the south, and Interstate 5 and 7<sup>th</sup> Avenue South to 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 Street Center.

## Area Description

Area 015 is located just east of downtown Seattle, within close proximity to the downtown business district, and has easy access to both Interstate 5 and Interstate 90. It is bordered by the International District, First Hill, Capitol Hill, Leschi, and Madison Park. The Central Area is one of Seattle's oldest residential neighborhoods; and due to increased zoning density limits is rapidly being redeveloped, with older homes being torn down and new dwellings being constructed. Much of the new construction consists of townhouse plats and multifamily residences, interspersed with some new detached dwellings, depending on zoning.

Most of the housing stock is comprised of grade 7 quality (approximately 41%) and grade 8 quality (approximately 33%) dwellings. Approximately 32% of the dwellings were constructed before 1910 and approximately 35% were constructed after 1999. Of the parcels improved with dwellings, approximately 34% are townhouses. The influx of new townhouse construction is changing the composition of Area 15 significantly from older dwellings of average grade to newer, higher grade dwellings.

Area 15 is divided into three Sub-Areas:

Sub Area 3 comprises the western portion of Area 15 and is the largest of the three sub-areas. It includes neighborhood 30, and portions of neighborhoods 40 and 80. It is subject to commercial influences, and only 29% of the parcels are zoned single family (SF5000 or RSL (M)); the remaining parcels have a higher zoning. There are several hospitals, as well as Seattle Central Community College, and Seattle University located either within the boundaries or immediately adjacent to this sub area. The Capitol Hill Link Light Rail station is also located a few blocks to the north-west of this Sub Area's northern boundary. Approximately 42% of the parcels are improved with townhouses.

Sub Area 4 is in the northeast portion of Area 15 and includes neighborhood 50 and portions of neighborhoods 40 and 60. This area is mostly residential in nature and over 70% of the dwellings are single family residences. The Madison Valley is included in this sub area which was previously impacted by flooding. However, since a water retention system was constructed by the City of Seattle it has effectively eliminated the potential for future flooding.

Sub Area 11 is in the southeastern portion of Area 15 and includes neighborhood 70 and portions of neighborhoods 40, 60, 70 and 80. Approximately 62% of the parcels are improved with single family dwellings.



Due to the lack of vacant lots available in area 15, less than 3%, builders tend to buy lower quality and smaller homes, demolish them and build one or more dwellings on the site. Depending on zoning and location, the new building(s) may be a single-family dwelling, a townhouse, apartment building, or mixed-use structure. An emerging trend is increasing density near the Light Rail stations. While there is no light rail station in Area 15 there is one in adjacent Area 13 (Capitol Hill). In Area 15 there are over 852 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 in favor of higher density development.

Area 15 is divided into six neighborhoods based on location, zoning, building grade and condition, and traffic. Neighborhood is a primary factor for baseland value calculation in Area 15. A detailed description regarding neighborhood classification and characteristics is provided on page 14.

## Area 015 Housing Profile



Grade 5/ Year Built 1913/ Total Living 594



Grade 6/ Year Built 1914/ Total Living 2,350



Grade 7/ Year Built 1925/ Total Living 1,510



Grade 8/ Year Built 1909/ Total Living 1,730



Grade 9/ Year Built 2017/ Total Living 1,750



Grade 10/ Year Built 2010/ Total Living 2,060



## Area 015 Housing Profile...continued



Grade 11/ Year Built 2016/ Total Living 3,440

# 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.