

# East Ballard

Area: 082

## *Area Information for Assessment Roll*



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

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201 S. Jackson St, KSC-AS 0708

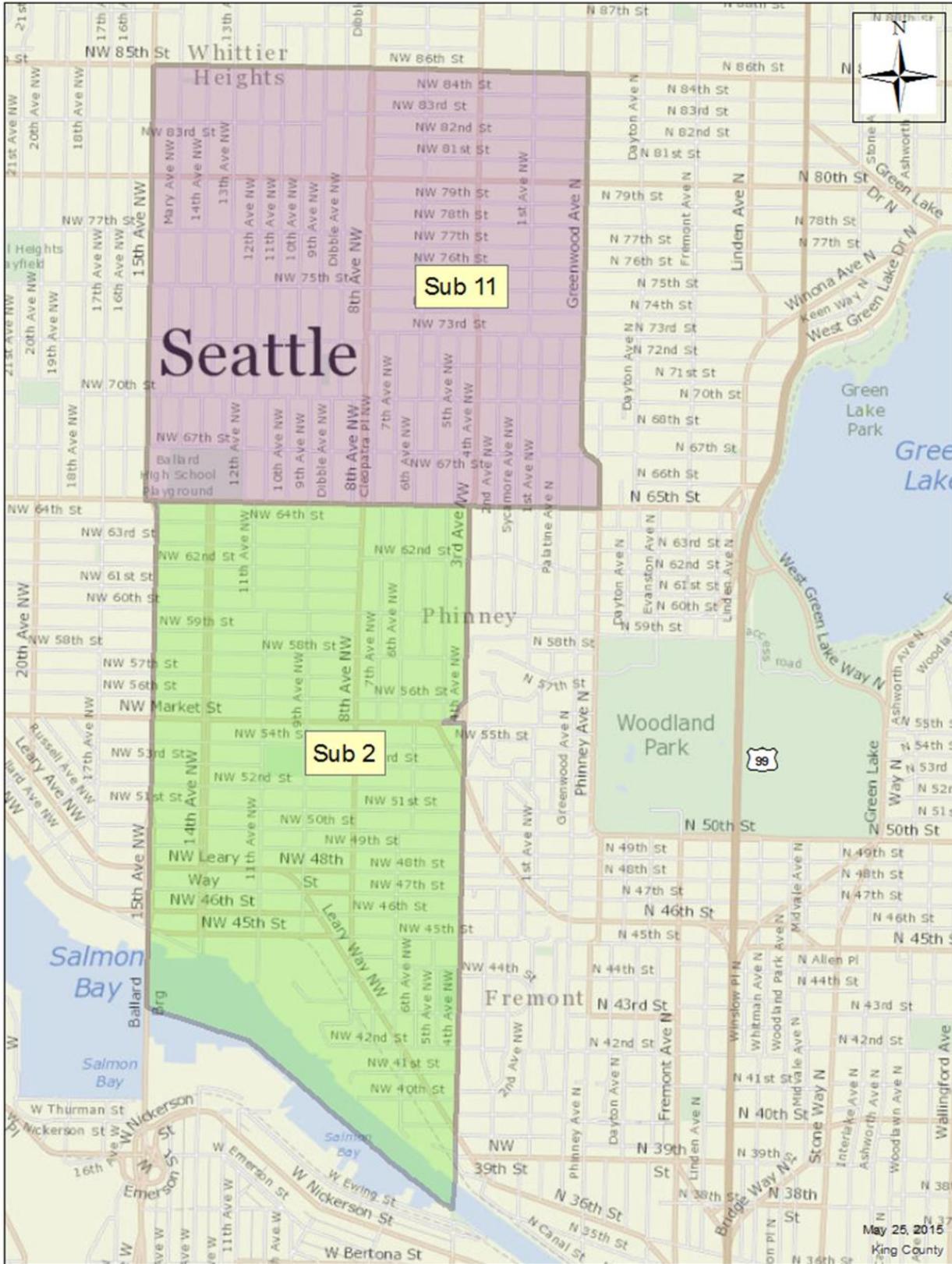
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# Area 082 - Overview Map



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## Area Information

### Area 082 – East Ballard

Area 082 is located in the northwestern part of Seattle. It contains the eastern portion of the Ballard neighborhood and also a portion of the Phinney Ridge and Greenwood neighborhoods located north of Northwest 65<sup>th</sup> Street. Major attributes of this area include close proximity to Green Lake, the Ballard Locks, Shilshole Marina, Carkeek Park, Woodland Park Zoo, Woodland Park, and is relatively close to the downtown business core. Overall, the topography of this area is gently sloped or level. The eastern portion has steeper slopes. In area 082 the public high school and three elementary schools have recently been built or renovated. In addition, new public libraries were built in Ballard and nearby Greenwood. Commercial construction activity has been brisk for several years. These factors have increased the demand for housing in area 082. Over 99% of the parcels are improved in this area.

This area was extensively developed prior to 1930. From 1900 to 1929 over one half of the homes were built. The typical house is grade 7 in quality, has approximately 1,310 square feet of above grade living area, has 1,596 square feet of total living area, and is in average condition. The average lot size is approximately 3,949 square feet. There are 1,309 townhome style residences in area 082. This type of home started to be constructed starting in the early 2000's. Since 2018 over five hundred townhomes have been constructed. This new construction activity illustrates the increasing demand and value of land zoned for small lot development. The average total living area of a townhome is approximately 1,435 square feet and lot size is 1,287square feet. Approximately 33% of Area 082 is zoned to allow higher density development compared to single family residential zoning. East Ballard has a large supply of apartments and rental dwellings.

Area 082 is divided into two sub areas. Sub area 2 is located south of Northwest 65<sup>th</sup> Street. This area contains the majority of the higher density zoning. Apartment buildings, triplexes, and duplexes are spread throughout single family residential areas. There are 2,599 parcels in sub area 2. Sub area 11 is located north of Northwest 65<sup>th</sup> Street. This area is primarily single family residences. The southeastern portion of sub area 11 contains a portion of the Phinney Ridge neighborhood. The northeastern portion contains a part of the Greenwood neighborhood. Phinney Ridge has views of the Olympic Mountains and territorial views looking westward. There are 4,426 parcels in sub area 11.

## Area 082 Housing Profile



Grade 5/ Year Built 1916/ Total Living Area 700 sf



Grade 6/ Year Built 1912/ Total Living Area 950 sf



Grade 7/ Year Built 1926/ Total Living Area 1,670 sf



Grade 8/ Year Built 1910/ Total Living Area 2,610 sf



Grade 9/ Year Built 2014/ Total Living Area 3,080 sf



Grade 10/ Year Built 2013/ Total Living Area 4,020 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.