Queen Anne
Area: 012

Area Information

King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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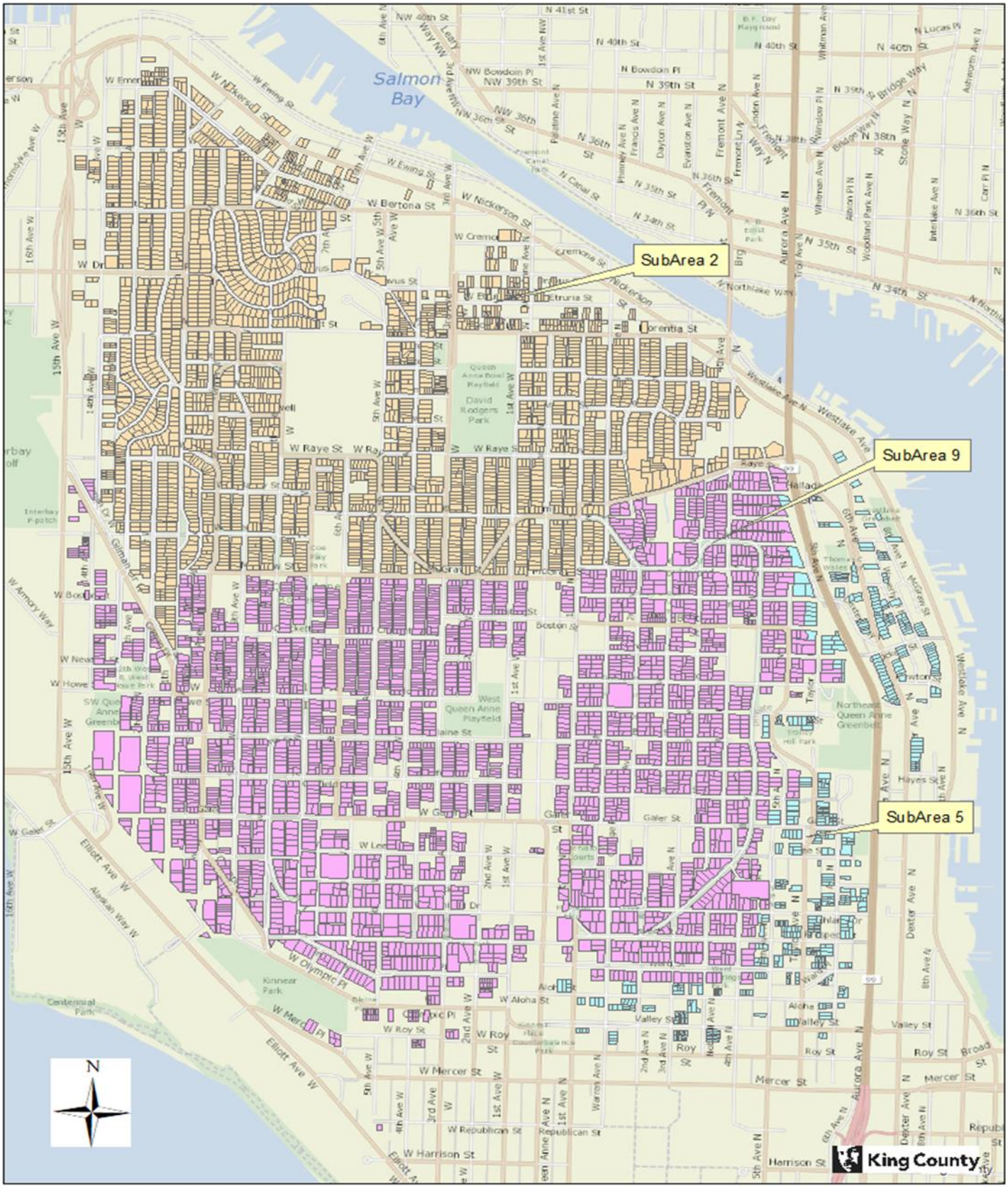
Area 012 - Overview Map



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Area Information
Area 012 – Queen Anne

Area 012 / Queen Anne is located directly north of Seattle's Central Business District and was among the first areas developed in Seattle. The wide variety of housing stock on Queen Anne ranges from turn of the century mansions and more modest craftsman and bungalow style dwellings, to new modern single-family dwellings and townhouse plats.

Area 012 is located on a hill which presents topography issues for many parcels but also affords excellent views of the surrounding City, Puget Sound, mountains, and Lake Union. Approximately 98% of the parcels in this area are improved and most of the remaining undeveloped land is impacted by topography, where the building of improvements may prove to be economically unfeasible. New construction typically follows a teardown of an existing improvement.

This area is diverse with the housing being a mixture of single-family residences, multi-family duplex and triplex residences, townhomes, and apartments. Approximately 70% of the homes were built prior to 1950, with the majority of homes being of grade 7 and grade 8 quality with lot size less than 5,000 square feet. In recent years there has been a trend of developers purchasing homes on multifamily zoned lots and removing the older improvement in order to build new townhouses or other multi-unit housing.

Area 012 consists of three Sub Areas – Sub Areas 2, 5 and 9.

Sub Area 2 is located in the northern portion of Area 012. It has the most modest dwellings and views are less predominant in this area. This area is located farthest from downtown Seattle, but residents of this area have easy access to downtown Seattle via direct entrances to Highway 99, both north and south bound.

Sub Area 5 is the smallest sub area and is located along the perimeter of south Lake Union. All of the zoning in this sub area is greater than single family, with the exception of a small pocket. Many of the existing older housing stock has been torn down to make way for new townhouse dwellings. This trend toward redevelopment to higher density housing has had a significant impact on land values. This sub area is within close proximity to business districts.

Sub Area 9 is the largest of the three sub areas and includes the majority of the top, flat portion of the hill as well as the area known as the "South Slope". The top of the hill is desirable due to its walkability, and access to the Queen Anne business district shops and restaurants. The south slope, which is closest to the downtown Seattle business district, provides easy access to employers and many cultural and recreational opportunities around Seattle Center and downtown Seattle. Many of the properties on the South Slope have expansive views of downtown Seattle and/or Puget Sound, both of which have substantial impacts on land values. This area tends to have the highest grade homes, and the highest property values.

Area 012 Housing Profile

Grade 5/Year Built 1925/TLA 480 SF

Grade 6/Year Built 1957/TLA 820 SF

Grade 7/ Year Built 1958/ TLA 1580 SF

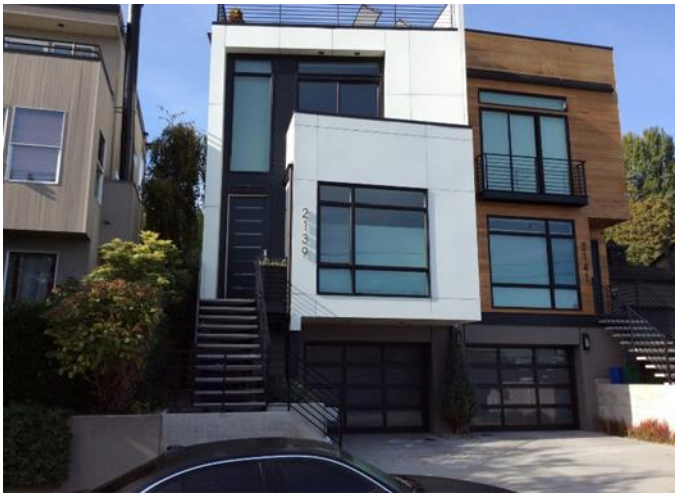
Grade 7 (TH)/Year Built 1992/TLA 1610 SF

Grade 8/ Year Built 1911/ TLA 3890 SF

Grade 8 (TH)/Year Built 2004/TLA 1370 SF

Area 012 Housing Profile ...continued

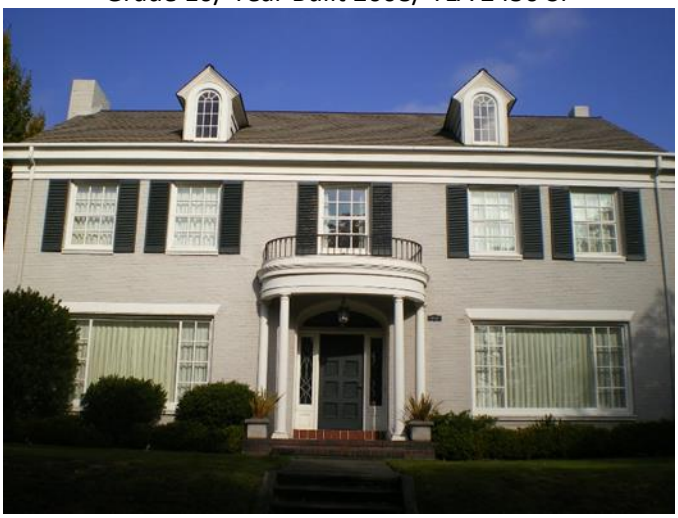
Grade 9/ Year Built 2014/ TLA 3660 SF



Grade 9 (TH)/ Year Built 2013/ TLA 1960 SF

Grade 10/ Year Built 2008/ TLA 2450 SF

Grade 10 (TH)/Year Built 2005/TLA 2070 SF



Grade 11/ Year Built 1936/ TLA 4770 SF

Grade 12/ Year Built 1993/ TLA 6190 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.