Magnolia

Area: 011

Area Information

King County

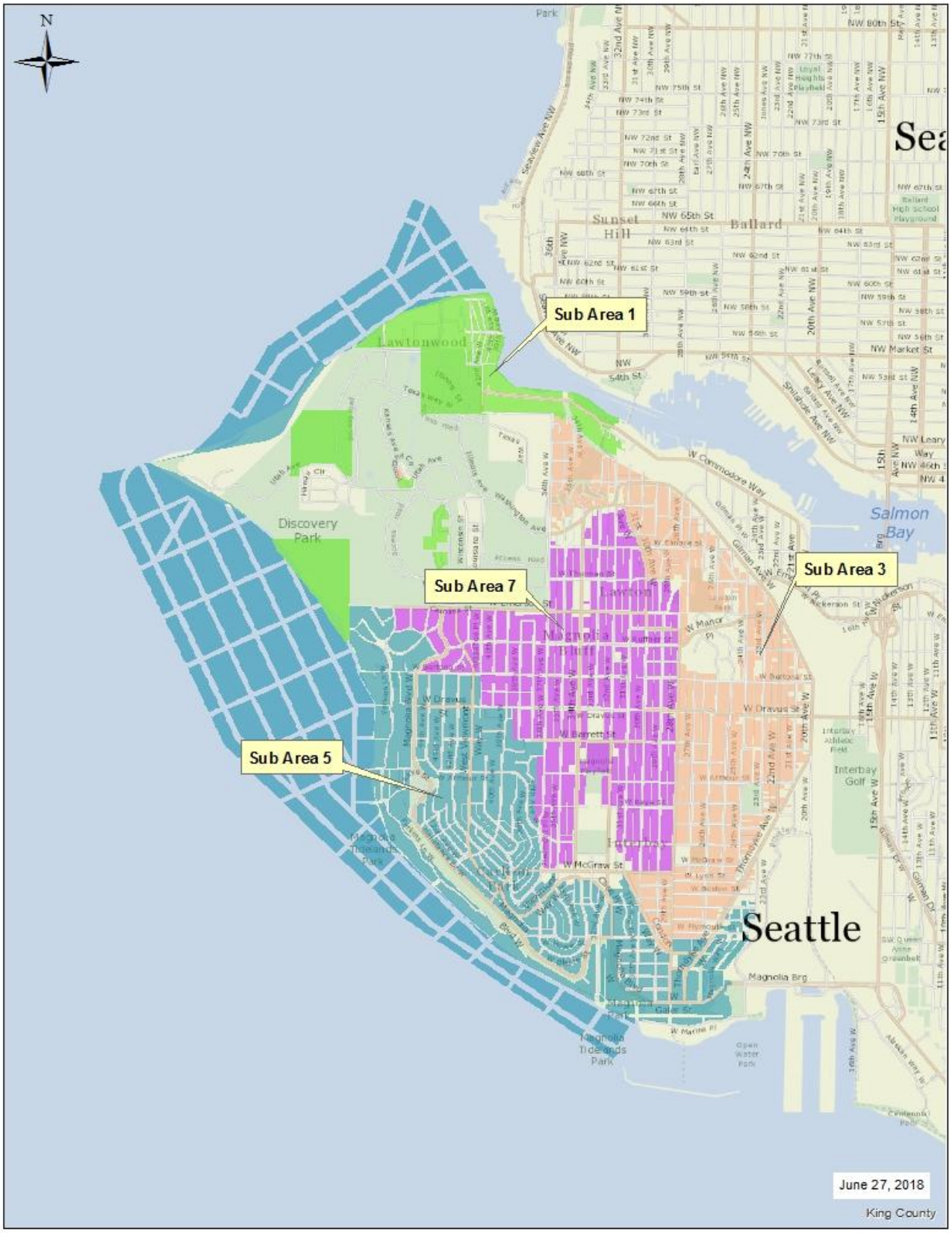
Department of Assessments

Setting values, serving the community, and pursuing excellence

201 S. Jackson Street, KSC-AS 0708
Seattle, WA 98104

OFFICE (206) 296-7300 FAX (206) 296-0595
Email: assessor.info@kingcounty.gov
http://www.kingcounty.gov/assessor/

Area 011 - Overview Map



All maps in this document are subject to the following disclaimer: The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County

Area Information
Area 011 – Magnolia

Area 11 / Magnolia is located northwest of the Seattle Central Business District (CBD). The Magnolia neighborhood is comprised primarily of residential zoned parcels with limited retail or commercial use. In the Northeastern and Eastern portion of Area 11 are Fisherman's Terminal and Interbay. Fisherman's Bay is primarily commercial and serves the marine industry and is home of the Seattle Fishing fleet. Interbay is primarily railroad yards as well as cruise ship terminals.

Topography is a significant consideration for the area, especially with areas along Puget Sound and the Southeastern portion of Magnolia Hill. Landslides have been recorded, and some parcels have been rendered unbuildable due to these issues. Many of the slide impacted properties have been remedied with the land stabilized through retention walls or other means. The cost of these land stabilization efforts can be economically feasible due to a strong demand for water, mountain, and city views. However, road access to some parcels is restricted due to past slides and those parcels have been equalized to "unbuildable" land value parcels. Additionally, where the cost of slope stabilization is presumed to be prohibitive to development, the parcels have also been equalized to "unbuildable" land values. It is possible that these could be developed in the future.

The City of Seattle has designated areas that would be considered steep slope, potential slide areas, and/or Environmentally Critical Areas (ECA). New development has been occurring in these areas but must comply with ECA restrictions.

Magnolia is somewhat isolated from the remainder of Seattle with only three access points; Magnolia Bridge at the south, Dravis Street at the center and Emerson Street from the North. Employment is generally available in the nearby Seattle central business district.

Even though it is within close proximity to downtown Seattle, Magnolia has a suburban, small community feel, due to its somewhat limited access, larger lots/zoning, and Magnolia village. This, along with the numerous recreation opportunities available with Discovery Park and Magnolia Park in the neighborhood make it a desirable area in which to live.

Approximately 97% of the parcels in this area are improved and a majority portion of the remaining undeveloped land would be considered unbuildable. New construction typically follows the teardown of an existing improvement.

The typical grade of homes in the area is 7, 8, or 9 on a scale of 1-13. Most homes were built in the late 1940s and 1950s, but there is a significant number built from 2000 to the present. Most of the new construction homes are grade 9 and above. Approximately 39% of the parcels have some degree of view, most often of Puget Sound, Seattle Skyline, Cascade, or Olympic Mountains. High-quality homes are scattered throughout the entire area but are most prevalent along a Puget Sound view corridor in the Southwestern portion of the area. Waterfront properties run along Puget Sound and are primarily high bank along the Western and Southern portions of Magnolia and low bank along Shilshole Bay. These low-bank properties may include private moorage buoys and private docks for direct marine access into Puget Sound.

Seattle's single-family zoning allowances have changed, and developers are developing single-family-zoned parcels into multiple improvements, such as a single improvement, an attached additional

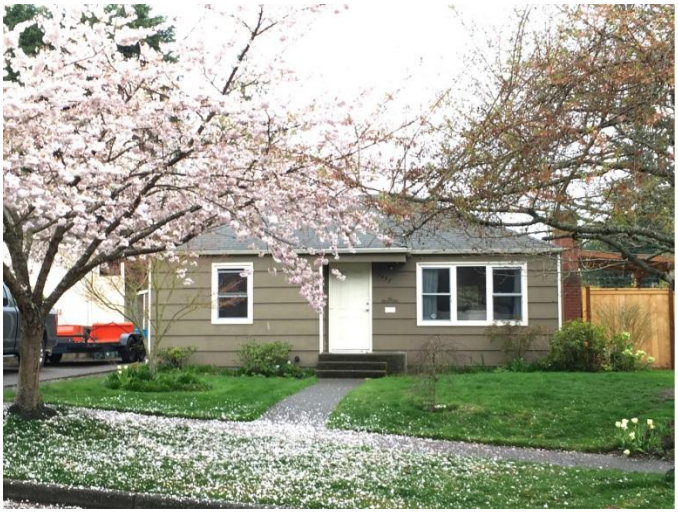
dwelling unit (AADU), and a detached additional dwelling unit (DADU). Many are in the process of condominium conversion.

Area 11 is divided into four subareas. Historically, the subarea boundaries have been based on geographical locations that are naturally separated by major arterials, as well as, by population size to facilitate the workloads for the appraisal teams.

Subarea 1 is the northernmost area and is north of Discovery Park. This subarea includes the community of Lawtonwood as well as homes along Shilshole Bay.
Subarea 3 is on the eastern side of Magnolia with BNSF railroad yards, marine commercial services, fishing fleet terminal, and Cruise ship terminals. Commercial activity is generally to the North and East of Gilman Avenue.
Subarea 5 is along the Southern and Western portions. It is predominantly residential and many of the homes are view properties. Located on the south end of Magnolia is Eliot Bay Marina, which is considered one of the most desirable marinas in the Seattle Area.
Subarea 7 is the interior portion of Magnolia and is primarily residential. Schools, Magnolia Village businesses, and retail stores are located toward the southern portion of Subarea 7.

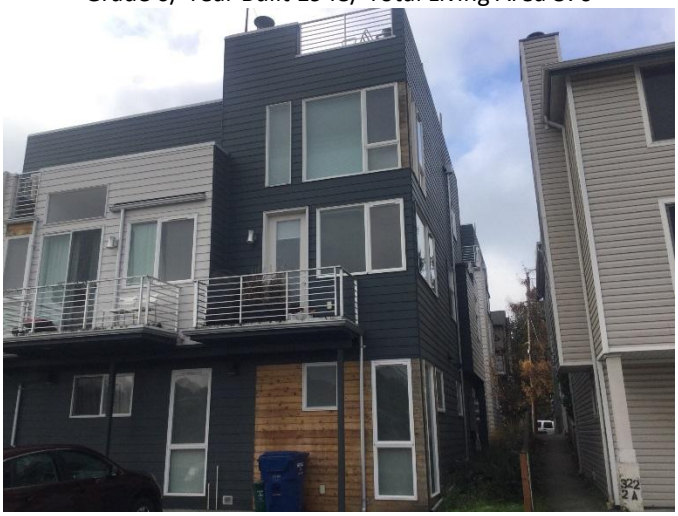
Area 011 – Housing Profile

Grade 5/ Year Built 1926/YrRen1995/Total Living Area 530



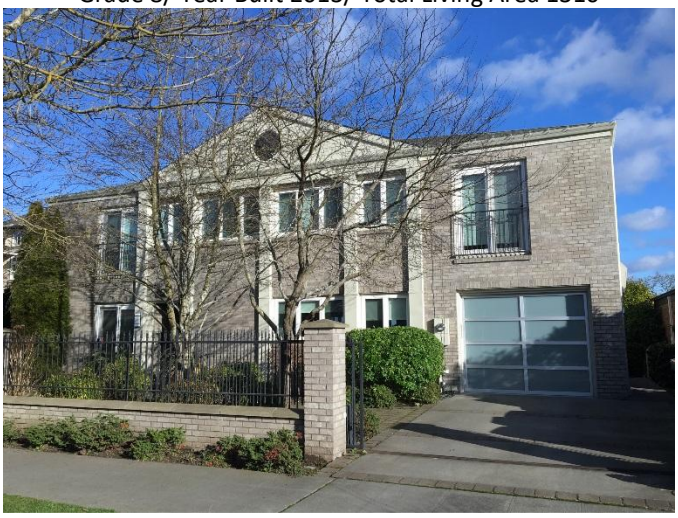
Grade 6/ Year Built 1948/ Total Living Area 870

Grade 7/ Year Built 1947/ Total Living Area 1090



Grade 8/ Year Built 2013/ Total Living Area 1310

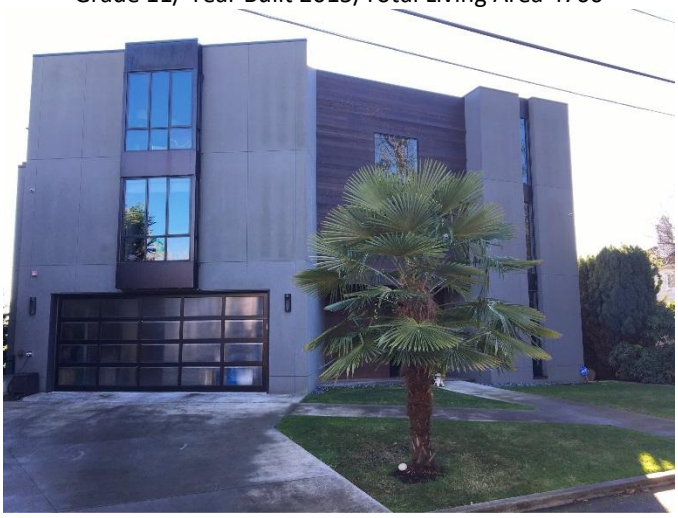
Grade 9/ Year Built 1930/ Total Living Area 2670



Grade 10/Year Built 1940/Yr Ren 1999/Total Living Area 4880

Area 011 Housing Profile ...continued

Grade 11/ Year Built 2015/Total Living Area 4760



Grade 12/ Year Built 2008/ Total Living Area 6150

Grade 13/ Yr Built 1933/Yr Ren 2002 /Total Living Area 7100

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.