Haller Lake/ North Greenwood/ Crown Hill

Area: 006

Area Information

King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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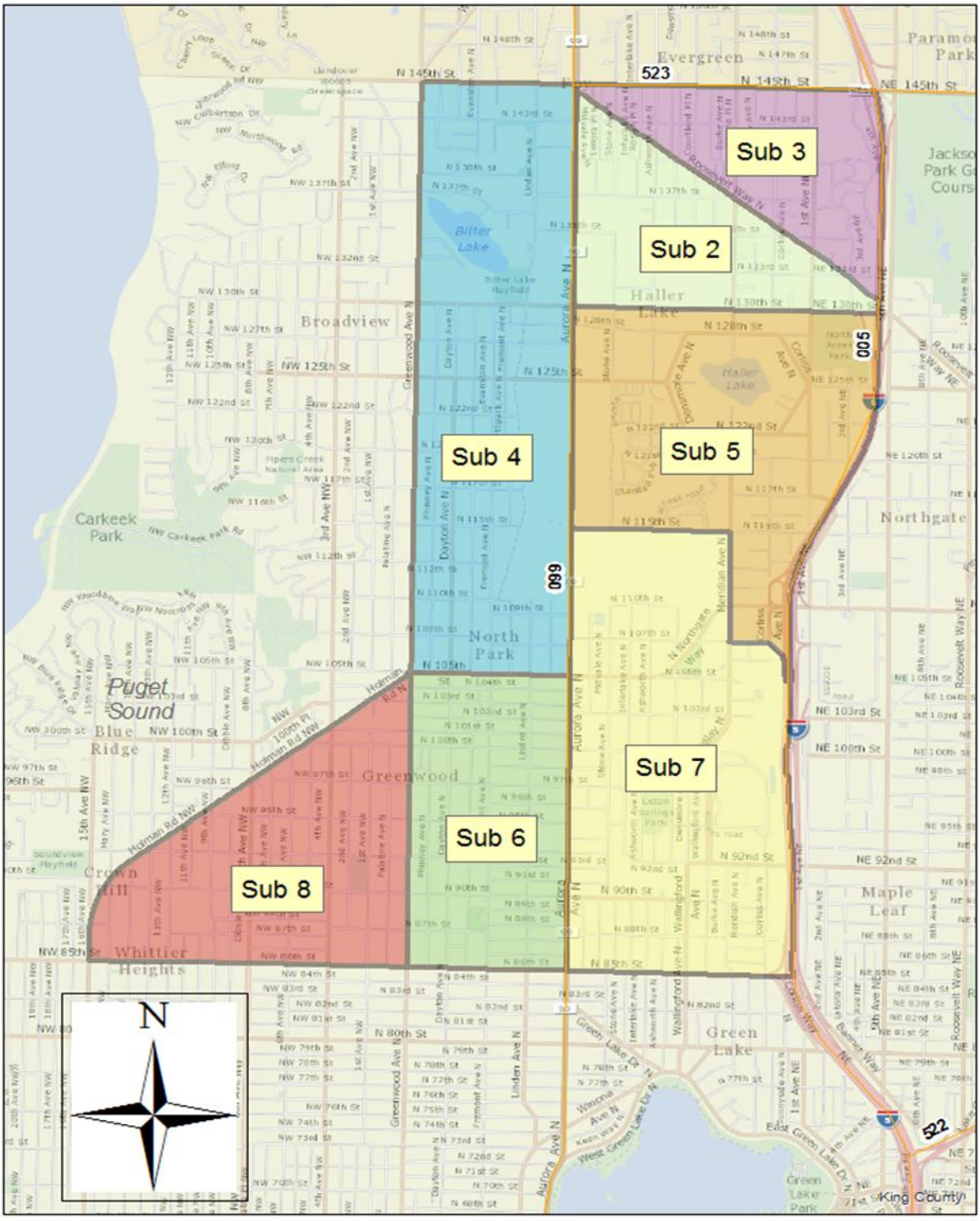
Area 006 - Overview Map



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Area Information
Area 006 – Haller Lake/ North Greenwood/ Crown Hill

Area 6 is located in the northwestern part of Seattle. It contains the neighborhoods of Crown Hill, Greenwood, Licton Springs, Haller Lake, and Bitter Lake. The typical single-family residence is grade 7 in quality and was built in the 1950s. Approximately one-third of all residences were built in the 1940s and 1950s. There are approximately 2,100 townhome-style residences, and they are typically grade 8 in quality. Overall, 98% of the parcels are improved. Approximately 70% of the parcels are zoned for single-family residences and approximately 30% for high-density development or commercial uses. There are two small lakes [Haller Lake and Bitter Lake] located in the northern section. These are the only small lakes located in the city of Seattle where one can own lakefront property.

Area 6 is divided into 7 sub-areas. Sub-areas 2 and 3 are very similar in demographics and are located in the northeastern part of area 6. In sub-area 2, the typical house is a grade 7 home built in the 1950s. Sub-area 3 is nearly identical except that the homes are slightly larger in size. Ingraham High School is located in sub-area 2 and serves as the only public high school in the far north end of Seattle. The private Lakeside School is located in sub-area 3. In sub-areas 2 and 3, approximately 90% of the properties are zoned for single-family residences. Sub-area 4 is located in the northwestern part of Area 6. It contains Bitter Lake and part of the Greenwood neighborhood. Sub area 4 contains approximately 1,500 improved parcels, and approximately 15% of the residences are townhome-style dwellings. Thomson Middle School is located here near Bitter Lake. Evergreen Washelli Cemetery is located in the eastern portion of sub-area 4. Sub-area 5 contains the Haller Lake neighborhood. Haller Lake is a high-demand small waterfront lake with large lot sizes and forested areas. Northwest Hospital is located in sub-area 5. A 67-lot townhome development built in the early 1980s, called Stendall Place, is adjacent to Northwest Hospital. Sub-area 6 is part of the Greenwood neighborhood. It contains the 2nd-highest density of townhome-style residences in Area 6. Approximately 25% of the improvements are townhomes. Sub-area 7 is located in the southeastern part of Area 6. The Licton Springs neighborhood is located here. It contains the highest density of townhome-style residences. Townhomes represent approximately 45% of the improvements in Sub-area 7. North Seattle College is located adjacent to I-5 in the eastern part of sub-area 7. The Northgate Transit Center is located across I-5 from sub-area 7. This is where trains emerge from a tunnel that originates in downtown Seattle. As of 2021, commuters are able to board a train at Northgate and quickly get to the Roosevelt neighborhood, the University of Washington, Capitol Hill, downtown Seattle, or SeaTac Airport. The tunnel runs south to downtown Seattle. From downtown to the airport, the line is above grade. Sub-area 8 contains the Crown Hill neighborhood. This is primarily a single-family residential area. Many of the parcels are level or gently sloped.

In 2019, the City of Seattle implemented the Mandatory Housing Affordability (MHA) policy to ensure growth brings affordability. MHA requires new commercial and multifamily development to include affordable homes or contribute to a city fund for affordable housing. To put MHA into effect, zoning changes add development capacity and increase housing choices in urban villages designated in the Seattle 2035 Comprehensive Plan, certain urban village expansion areas near frequent transit hubs, and other areas with commercial and multifamily zoning. The changes in zoning have been recognized by the Department of Assessments.

Area 006 Housing Profile

Grade 5/ Year Built 1924/ Total Living Area 730 sf

Grade 6/ Year Built 1947/ Total Living Area 620 sf

Grade 7/ Year Built 1958/ Total Living Area 1,840 sf

Grade 8/ Year Built 2016/ Total Living Area 1,920 sf

Grade 9/ Year Built 2016/ Total Living Area 2,920 sf

Grade 10/ Year Built 2001/ Total Living Area 3,770 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.