Lake City, Meadowbrook, Matthews Beach

Area: 008

Area Information

King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

201 S. Jackson Street, KSC-AS 0708

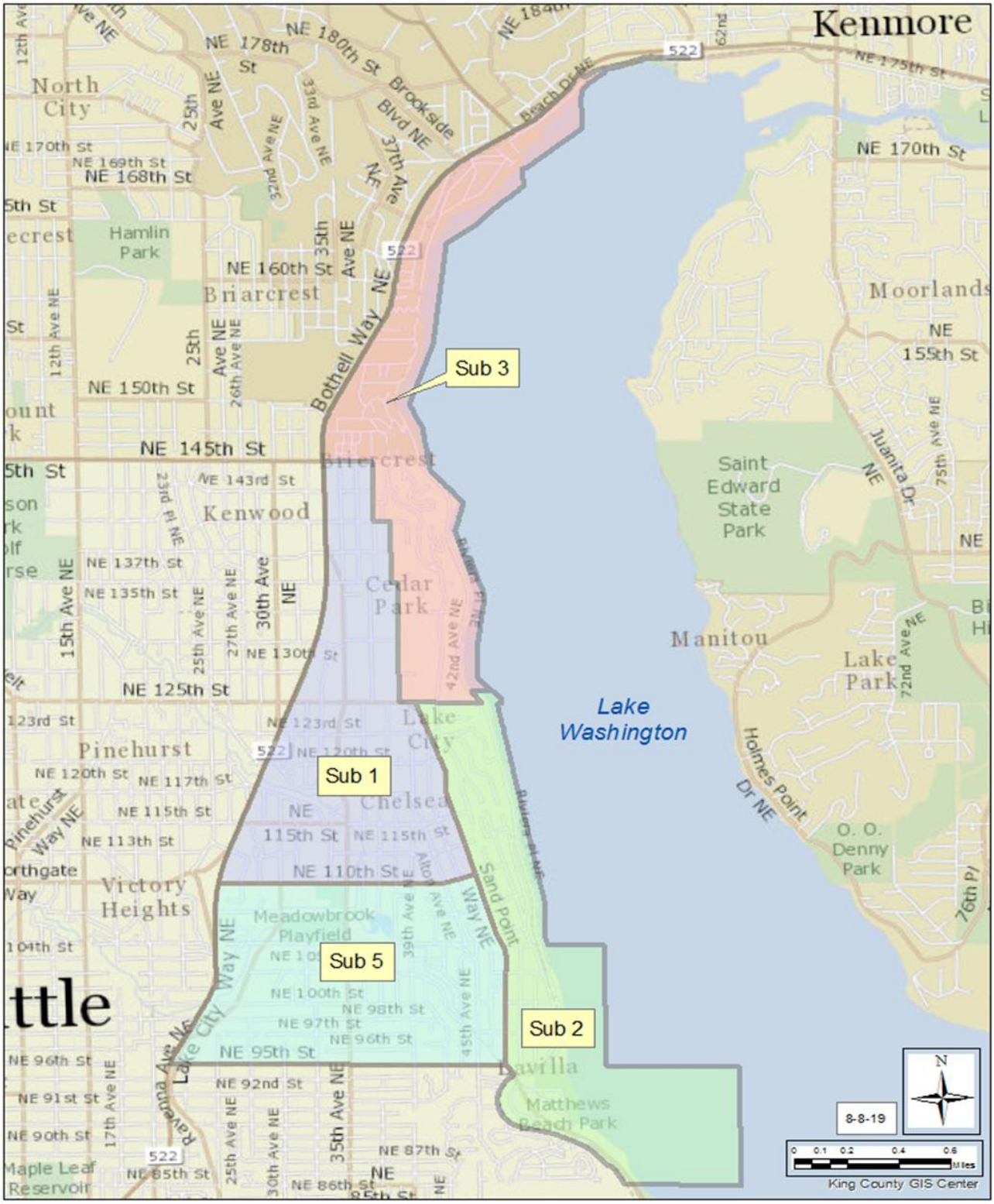
Seattle, WA 98104

OFFICE (206) 296-7300 FAX (206) 296-0595

Email: assessor.info@kingcounty.gov

http://www.kingcounty.gov/assessor/

Area 008 - Overview Map



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Area Information
Area 008 – Lake City

Area 008 is located in NW King County and comprises the jurisdictions of Lake Forest Park to the north and the City of Seattle to the south. Area 8 includes 4 sub-areas encompassing Lake City, Meadowbrook, Mathews Beach, and Cedar Park. Boundary changes were made to the area in 2018. Sub Areas 2 and 3 were previously in Area 46, and Sub Area 5 was previously in Area 7.

The population in area 8 is heterogeneous and urban in nature and is located within close proximity to a full range of commercial and professional services. The area is well serviced by public transportation and schools. Its location adjacent to Lake City Way provides convenient access to downtown Seattle. Lake City Way and Bothell Way, two of the area's main thoroughfares, offer a wide range of retail businesses and restaurants. One of the primary appeals to this area is its location near Lake Washington. Neighborhoods such as Sheridan Beach, Mathews Beach, and Riviera Beach provide a varying degree of waterfront properties.

Homes were built between 1900 and 2020, with the predominant age between 1940 to 1959. Approximately seventy-five percent of the improved parcels are either grade 7 or grade 8, and seventy-two percent of the improved population is in average condition.

Land characteristics that affect area 8 are traffic, commercial influence, topography, views, and waterfront footage. Parcels in the area vary in size, with a median lot size of approximately 9,200 square feet. Approximately 25% percent of the parcels have a Cascade, Mt. Rainier, Lake Washington, and/or territorial view. There is a total of approximately 400 Lake Washington waterfront parcels in the area.

Area 008 Housing Profile

Grade 5/ Year Built 1980/ Total Living Area 600sf

Grade 6/ Year Built 1951/ 990sf

Grade 7/ Year Built 1948/ Total Living Area 1,440sf

Grade 8/ Year Built 1963/ Total Living Area 2,310sf

Grade 9/ Year Built 1986/ Total Living Area 2,960sf

Grade 10/ Year Built 2006/ Total Living Area 3,510sf

Area 008 Housing Profile ...continued

Grade 11/ Year Built 1990/ Total Living Area 4,620sf

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.