Capitol Hill

Area: 013

Area Information

King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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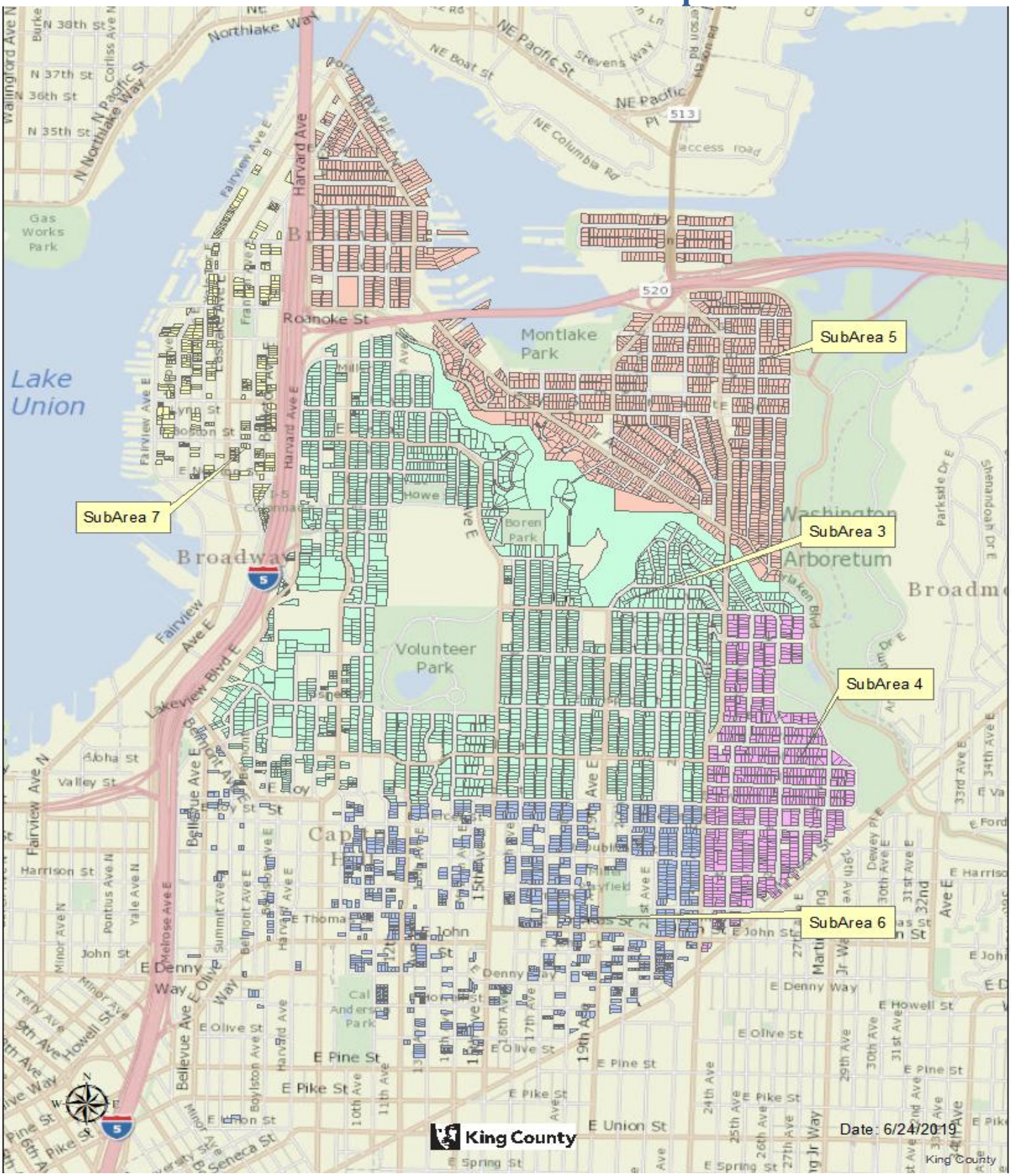
Area 013 - Overview Map



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Area Information
Area 013 – Capitol Hill

Area 013 / Capitol Hill is located just northeast of Seattle's Central Business District and was among the first areas developed in Seattle. The wide variety of housing stock on Capitol Hill ranges from turn of the century mansions and more modest bungalow style dwellings, to new modern single family dwellings and townhouse plats. Capitol Hill contains some of Seattle's oldest, most intact groupings of high end, 20th century dwellings, particularly along 14th Avenue E. just south of the Volunteer Park entrance as well as a number of dwellings in the Harvard-Belmont Landmark District.

Capitol Hill is a densely populated urban neighborhood, with easy access to public transportation and numerous shops, restaurants, bars, and cultural venues. Due to its urban density it is a very walkable neighborhood. Additionally, the recent completion of the Capitol Hill light rail station, which opened in 2016, as well as the bus transit service to, and within the neighborhood, link Capitol Hill with Seattle's downtown business core as well as providing easy access to goods and services within the Capitol Hill community. 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 a teardown of an existing improvement.

The housing stock in this area is mostly single family /Duplex/Triplex (approximately 82%) and townhouse units (18%). Majority of the homes were built prior to 1935, with the vast majority of homes being of grade 8 and grade 9 quality, with lot sizes 5000 square feet or less. Townhouses are typically grade 8 or 9 quality and most were built in the last 10 years. Boarder line alignment in 2019 assessment year has added subarea 6 and subarea 7 in area 13. Parcels located in subarea 6 (1366 parcels) are moved from area 15 and parcels located in subarea 7 (486 parcels) are moved from area 12.

Area 013 consists of five Sub Areas – Sub Areas 3, 4, 5, 6 and 7.

Sub Area 3 is located in the southwest portion of Area 013 along I-5 and includes the Harvard-Belmont district and the area around Volunteer Park and Federal Avenue. It is the largest sub-area, and is most closely associated with the urban core of Capitol Hill. 34% of area 13 improvements are located in this subarea. This area has easy access to public transportation as well as to Interstate-5 for north/south destinations and to State Route 520 to access the east side.

Sub Area 4 is the smallest sub area and is located just north of E Madison Street and along the west side of the Arboretum. It has relatively easy access to public transportation and the downtown business district via E Madison Street. 11% of area 13 improvements are located in this area.

Sub Area 5 is located in the north portion of Area 13, and includes the Montlake neighborhood, and the area's waterfront properties along Portage Bay and the Montlake Cut. The east side of this neighborhood is adjacent to the Arboretum. This sub-area is within close proximity to the south Lake Union business district where there are a number of large employers including Amazon, and numerous bio-tech companies. It has easy access to the University of Washington via the University Bridge and Montlake Boulevard, as well as easy access to Interstate-5 and State Route 520. 26% of area 13 improvements are located in this subarea.

Sub Area 6 is located north of Madison St. and south of E.Roy st west of 23rd Avenue and east of Hwy I-5. Subarea 6 is main core of Capitol Hill. Lots of restaurants, townhouses, apartments are located in this

subarea. Seattle Central community college is also located in this subarea. 21% of area 13 improvements are located in this subarea. Ratio of townhouses to Single Family/Duplex/Triplex is 41%.

Sub Area 7 is located on eastern shore of Lake Union, north of downtown Seattle is highly desirable area with more townhomes than Single Family/Duplex/Triplex. 8% of area 13 improvements are located in this subarea. Ratio of townhouses to Single Family/Duplex/Triplex is 67%. This sub area is within close proximity to the south Lake Union business district where there are a number of large employers including Amazon, and numerous bio-tech companies. This has increased demand for housing which has been reflected in the market.

Area 013 – Housing Profile

Grade 6/ Year Built 1903/ TLA 950 SF

Grade 8/ Year Built 1923/ TLA 3440 SF

Grade 7/ Year Built 1927/ TLA 1,880 SF

Grade 8 (TH)/Year Built 2004/TLA 1,740 SF

Grade 7 (TH)/Year Built 2009/TLA 1220 SF

Grade 9/ Year Built 2015/ 2,890 SF

Area 013 Housing Profile ...continued

Grade 10/ Year Built 2013/ TLA 2,850 SF

Grade 11 (TH)/ Year Built 2011/ TLA 2,930 SF

Grade 10 (TH)/ Year Built 2009/ TLA 1,560 SF

Grade 12/Year Built/Ren 1909/2012/TLA 10,250

Grade 11/Year Built 1915/TLA 6,160 SF

Grade 13/Year Built 1905/TLA 9,845SF

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.