Leschi/ Madison Park

Area: 014

Area Information

King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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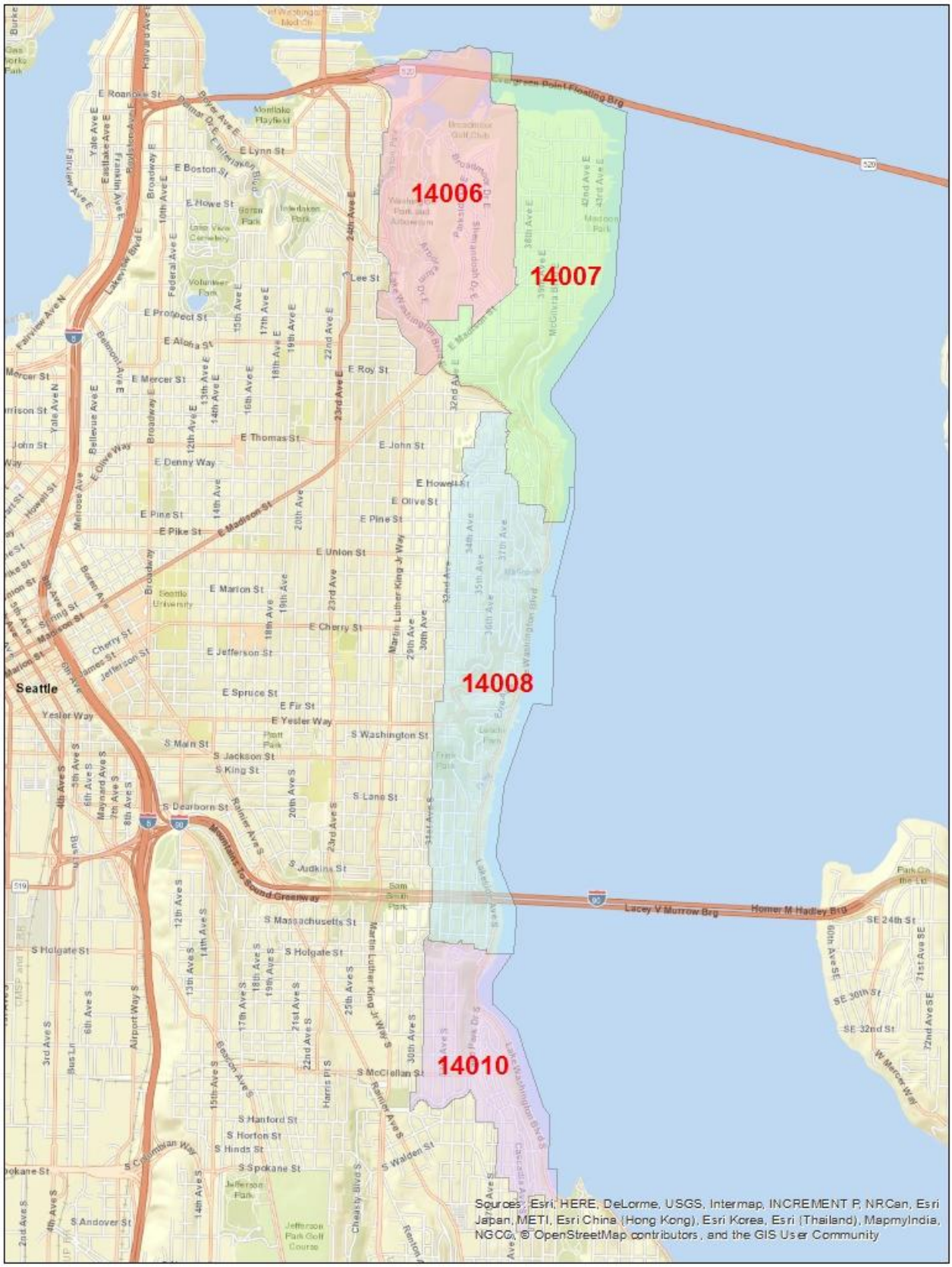
Area 014 - Overview Map



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Area Information
Area 014 – Leschi/ Madison Park

Area 14 / Madison Park / Leschi is located east of the Seattle Central Business District and lies along the west shore of Lake Washington. It was among the first areas developed in Seattle. Most of Area 14 has been developed and the area is extremely diverse. High quality homes are scattered throughout the entire area but are most prevalent in the Washington Park and Denny Blaine neighborhoods. Broadmoor, a private, gated community which includes a golf course is in the northern portion of Area 14. Farther South is Madrona Park and Leschi which extend south of I-90, and finally, in the Southern portion of Area 14 is the Mt. Baker neighborhood. A number of the homes in the area were early mansions which typically enjoy excellent views of Lake Washington, Mount Rainier and the Cascade Mountains. Many high-quality luxury homes have been and continue to be built in this area. A number of waterfront properties are situated along Lake Washington along with a number of public parks and beaches. The Seattle Tennis Club also stands along the shores of Lake Washington in Area 14. It is a desirable area in which to live because of its proximity to downtown Seattle and its many parks and recreational opportunities.

Area 14 consists of four Sub Areas – Sub Areas: 6, 7, 8, and 10.

Sub Area 6 is the smallest of the three sub areas and is located in the northwest portion of Area 14. It is comprised almost entirely of Neighborhood 90 (Broadmoor). It has easy access to Seattle's downtown business district via E Madison, to State Route 520, and to Interstate 5. It is also within close proximity to the Madison Park businesses and restaurants, has easy access to the Arboretum, and to Madison Park Beach.

Sub Area 7 is mostly comprised of the Madison Park and Washington Park neighborhoods and is located in the northeast portion of Area 14. The highest building grades and land values are concentrated in this area. It includes the small commercial area of Madison Park, which has numerous small business and restaurants, and includes the Madison Park Beach and the Seattle Tennis Club. East Madison bisects Sub Area 7, providing easy access to Seattle's downtown business district, and the area also has easy access to State Route 520 and to Interstate 5. Many parcels in this area enjoy Lake Washington views, but a number are also impacted by topography.

Sub Area 8 is the largest of the four sub areas and encompasses approximately central half of Area 14. It includes the Madrona and Leschi neighborhoods. It has easy access to the Interstate-90 corridor, as well as to the downtown Seattle business district via several arterial routes. It also includes the small Leschi business district, numerous public parks, beaches and marinas. Many of the properties in this sub area enjoy Lake Washington views, but many are impacted by topography.

Sub Area 10 is the southernmost of the four sub areas and is primarily comprised of the Mt. Baker neighborhood. It has easy access to the Interstate-90 corridor, as well as to the downtown Seattle business district. The majority of homes in Sub Area 10 were built prior to 1930. Many of the properties in this sub area enjoy Lake Washington views, but a number are also impacted by topography.

Area 014 – Housing Profile

Grade 6/ Year Built 1910/Total Living Area 900 SF

Grade 7/ Year Built 1959/ Total Living Area 1890SF

Grade 8/ Year Built 1929/Total Living Area 1720SF

Grade 9/ Year Built 2007/ Total Living Area 3290SF

Grade 10/ Year Built 1905/Year renovation 2005/

Grade 11/ Year Built 2009/Total Living Area 5330 SF

Area 014 Housing Profile ...continued

Grade 12/ Year Built 1912/Total Living Area 6370 SF

Grade 13/ Year Built 1910/Total Living Area 6400 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