# Fauntleroy

## Area: 017

## *Area Information*

Obtained from choicehomes4sale com


King County

**Department of Assessments**

***Setting values, serving the community, and pursuing excellence***

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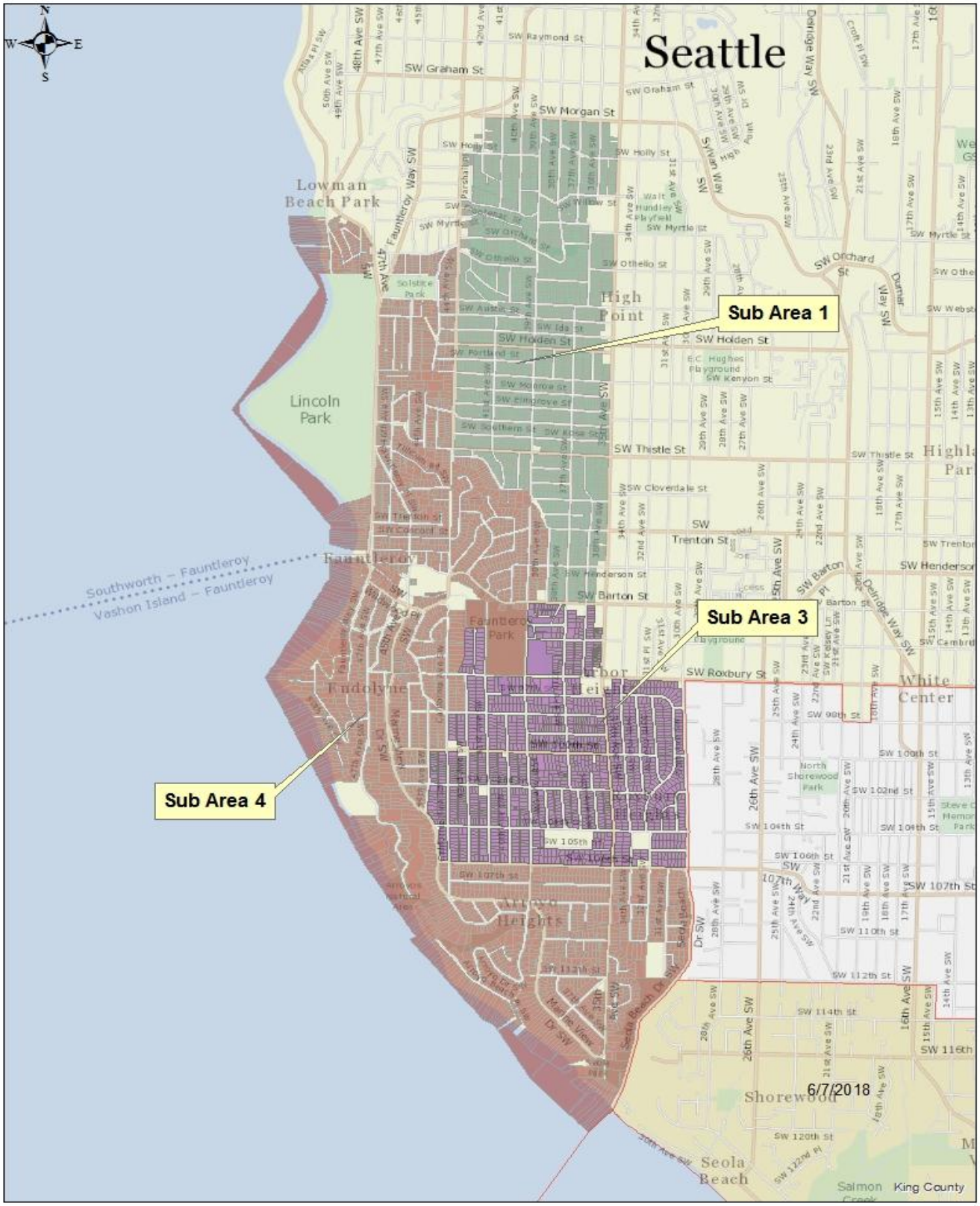
# Area 017 - Overview Map

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# Area Information
# Area 017 – Fauntleroy

## Name or Designation

Area 017 - Fauntleroy

## Boundaries

The area boundaries are irregular; The Northern boundary is SW Morgan Street; The Eastern boundary begins at 35th Avenue SW in the northern portion of the area and gradually works easterly towards 30st Avenue SW in the Southern portion of the area. The Southern and Western boundaries are the Puget Sound.

## Maps

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King Street Center.

## Area Description

Fauntleroy is in southwest portion of West Seattle. This area includes market districts of Fauntleroy, Arbor Heights and West of Marine Drive.

There is good access to downtown Seattle, highway 99, and I-5 via the West Seattle Freeway. A recent crack found on West Seattle Bridge and subsequent closure will increase commute time to certain employment centers. In addition, the area is near business and commercial centers, including the Morgan Street Junction, Westwood Town Center and the West Seattle Junction. It also contains Lincoln Park with its wooded areas and beaches. There are several miles of waterfront parks and beaches that outline the northern and western perimeter providing recreational amenities.

This area includes waterfront and view areas along the Puget Sound. Located near the water are numerous high-quality homes, together with homes with topography issues and excellent views from along the hillsides. Homes located further from the water are typically smaller and of lesser quality. To maximize highest and best use new construction is typically higher in quality as vacant land is scarce. This area is also experiencing denser building construction in the form of Townhomes.

Though there have been slide concerns in this area in the past; most slide issues appear to have been remedied with the land stabilized through retention walls or other means. The cost of these land stabilization efforts appears economically feasible due to a strong demand for water, mountain, and city views. 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.

Area 17 is comprised of three 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.

**Subarea1** is in the northeast portion and contains neighborhood 90. Homes in this area enjoy somewhat close access to Lincoln Park. The area is interspersed with new construction with lots becoming available through tear downs. Approximately 27% of the homes in this neighborhood enjoy Puget Sound views. Less than 10% are impacted by topography. Homes along 35th Ave SW are impacted by traffic noise.

# Area Information……continued

**Subarea 3** is located between subareas 1 and 4. This subarea contains neighborhoods 30, 40, and a portion of 20. Most homes in this area do not have views except for properties along and nearby Marine View Drive SW which have up to Excellent Puget Sound views. There are some minor topography issues in this area.

**Subarea 4** stretches from north to south along the Puget Sound and includes neighborhoods 10, 20, 50, 60, and 70. This is the most diverse subarea in terms of construction quality and year built. It includes many view homes which have also have topography issues. All waterfront properties are in subarea 4. Many of the properties in the area have varying degrees of Puget Sound views. Homes along Fauntleroy Way SW are impacted by intermittent traffic influences from the nearby Fauntleroy Ferry Terminal.

# Area 017 – Housing Profile

Grade 5/ Year Built 1948/ TLA 620

Grade 6/ Year Built 1924/ TLA 740

Grade 7/ Year Built 1955/ TLA 1580

Grade 8/ Year Built 1981/TLA 2120

Grade 9/ Year Built 1995/ TLA 1900

Grade 10/ Year Built 1997/Total Living Area 2720

# Area 017 Housing Profile ...continued

Grade 11/ Year Built 2000/TLA 5988

Grade 12/ Year Built 1922/TLA 7480

# 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. |