East West Seattle/ Georgetown/ South Park Area: 018

Area Information

King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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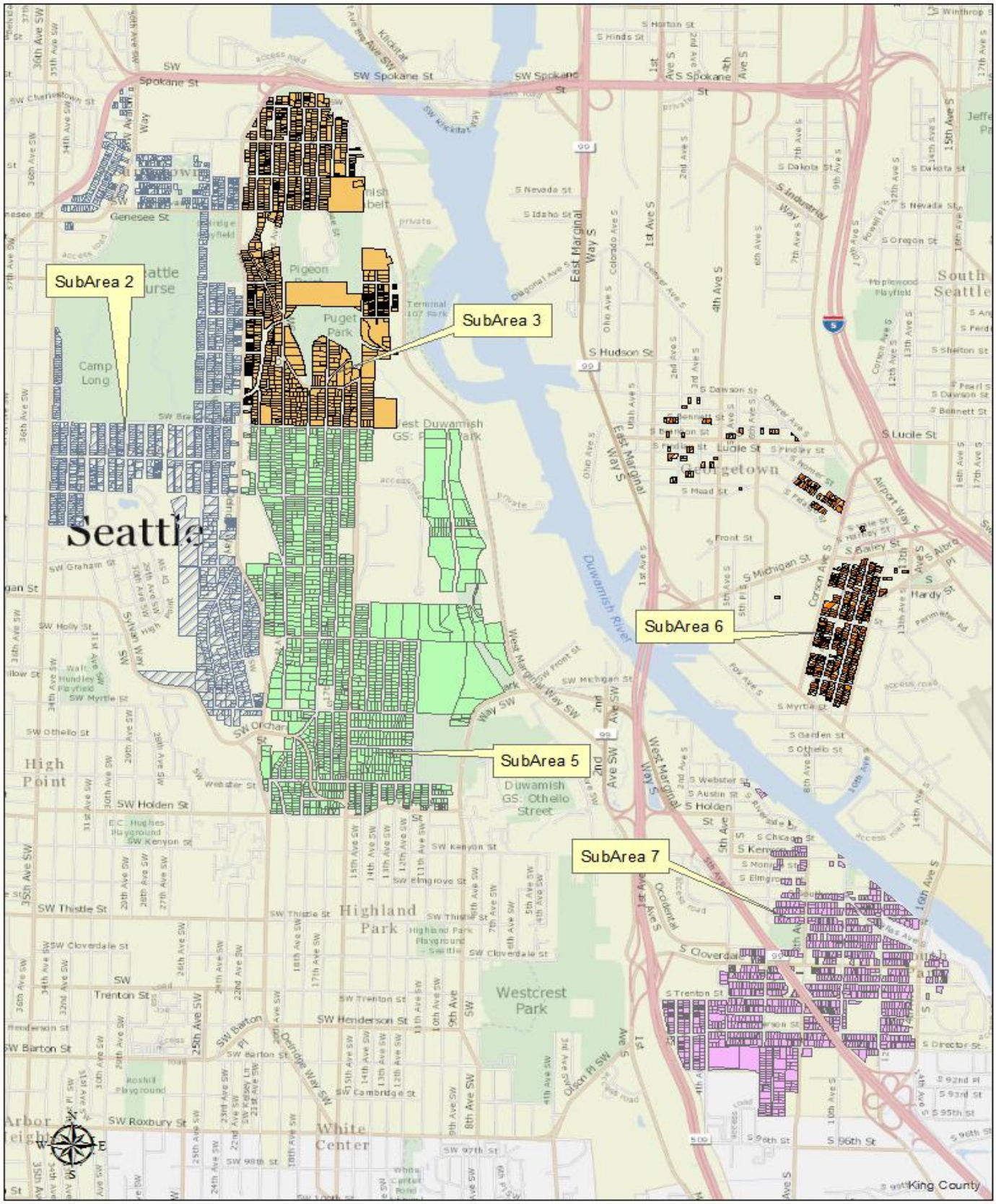
Area 018 - Overview Map



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Area Information
Area 018 – East West Seattle/Georgetown/South Park

Area 18 is located west of I-5 and south of the West Seattle Bridge. It is comprised of the Delridge, South Park and Georgetown neighborhoods. While most of the area is inside the Seattle City limits, there is a small portion that is in unincorporated King County.

The Delridge neighborhood is home to South Seattle Community College, and the West Seattle Golf Course and Recreational Center.

Georgetown is north of the King County International Airport and Boeing Field and is in the flight path. In order to mitigate the noise from the airplanes many of the homes received the "Port Package" from the Port of Seattle. This package consisted of installing double or triple pane windows and increasing the insulation in the home.

South Park, a very diverse neighborhood, is comprised of single family homes and a manufacturing and industrial Center. A small group of parcels located in the southern portion of South Park along the Duwamish River are serviced by unincorporated King County.

Area 18 is a very diverse area with easy access to many amenities and neighborhoods that appeal to a wide variety of living styles. This includes houses ranging in quality from grade 4 to grade 10. The area is a mixture of single family residences, multi-family duplex and triplex residences, town homes and apartments located near a manufacturing and industrial center. Views are a significant characteristic with hillsides and topography providing panoramic views of the Olympic and Cascade Mountains, Puget Sound and the City of Seattle. Many parcels are impacted by the streams, steep topography, wetlands and other sensitive areas that can be found here. There is good access to employment centers and shopping in downtown Seattle and Tukwila via the I-5 freeway, West Seattle Freeway, Highway 509 and Highway 99.

Although the area is almost fully developed, there is ongoing vacant land sales, tear down sales and new construction of single family and townhome improvements occurring.

Area 18 is divided into five Sub Areas:

Sub Area 2 is the largest of the five sub areas and is located west of Delridge Way SW. It includes parcels from a number of neighborhoods. This is a desirable sub area due to proximity to Alki Beach, downtown Seattle and other commercial establishments. The West Seattle Golf Course, Delridge Community Center and Delridge Park are all located in this subarea.

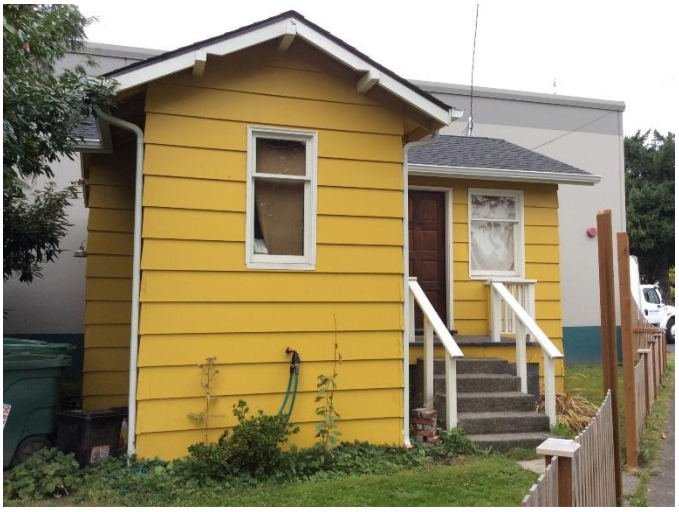
Sub Area 3 is located in the Northeast portion of the area, east of Delridge Way SW. Many parcels are on hillsides and are affected by topography. This location also provides some parcels with panoramic views of the Cascade Mountains and the surrounding territory, as well as Puget Sound and Seattle skyline views. Pigeon Point Park and Puget Park are located in this subarea.

Sub Area 5 is the Southeast portion of Area 18. Although some of the parcels are situated on a hillside, the view is not comparable to those in sub area 3. South Seattle Community College is located in this sub area.

Sub Area 6 is the Georgetown neighborhood, which is considered to be the oldest neighborhood in Seattle. This area is dominated by commercial establishments rather than single family residences. Due to proximity to downtown Seattle, stadiums and recreational centers, this area is becoming a magnet for young generations and is experiencing more teardown sales for townhouse construction.

Sub Area 7 is the South Park neighborhood located on the Duwamish corridor. 45% of homes located in Seattle's only riverfront community were built before 1940. This area is bisected by Hwy 99 and dominated mostly by industrial warehouses, small to medium scale industrial manufacturing Centers, and semi-truck / van parking lots.

Area 018 – Housing Profile



Grade 4/ Year Built 1929/ TLA 370 SF

Grade 5/ Year Built 1928/ TLA 640 SF

Grade 6/ Year Built 1946/ TLA 700 SF

Grade 7/ Year Built 1949/ TLA 1060 SF

Grade 7 (Townhouses)/ Year Built 2007/ TLA 1350 SF

Grade 8/ Year Built 1998/ TLA 2040 SF

Area 018 Housing Profile ...continued

Grade 8 (Townhouse)/ Year Built 2009/ 1250 SF

Grade 9/ Year Built 2014/ 3590 SF

Grade 9 (Townhouse)/ Year Built 2014/ 1620 SF

Grade 10/ Year Built 2014/ 2440 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.