Rainier Beach

Area: 022

Area Information

King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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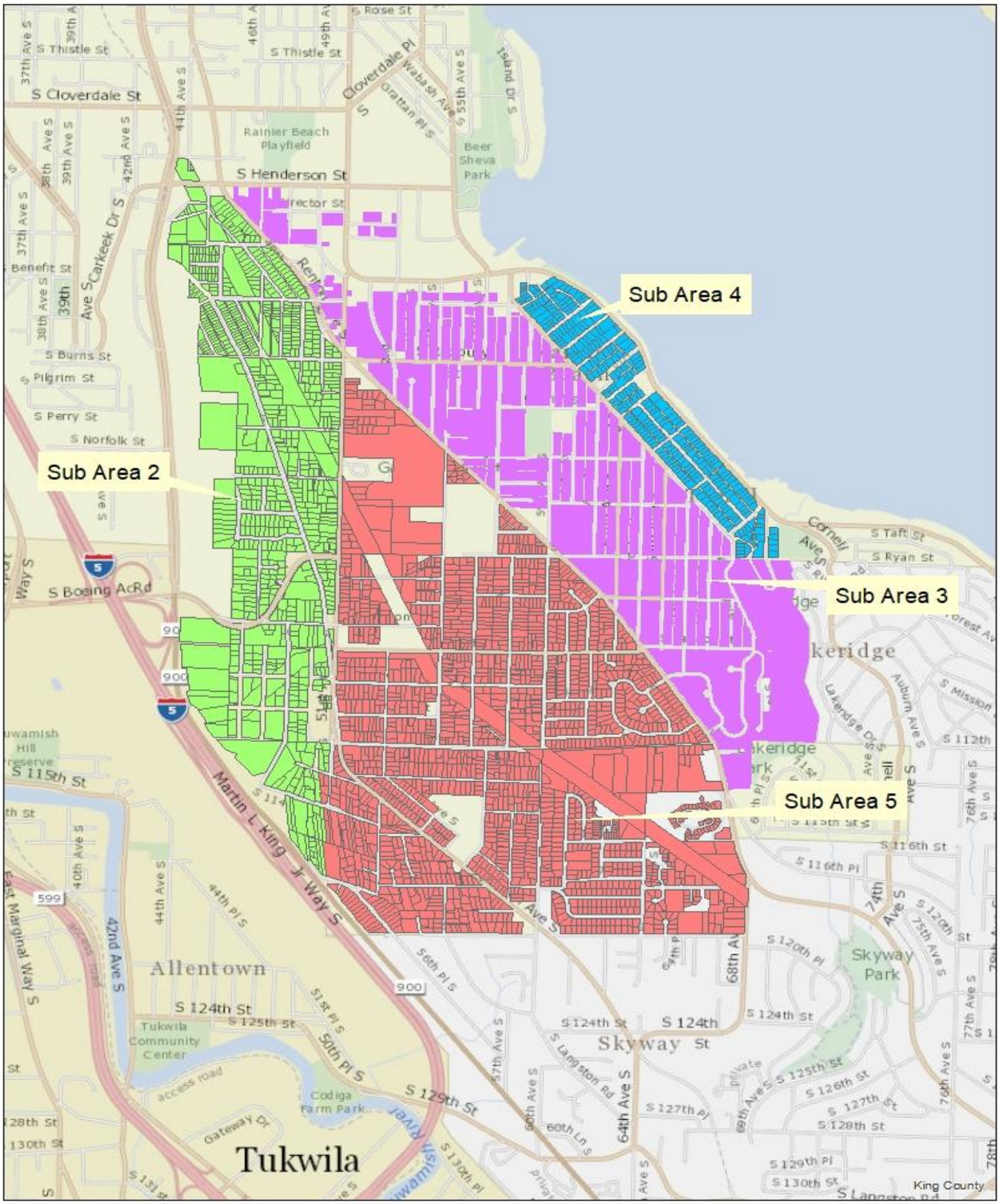
Area 022 - Overview Map



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Area Information
Area 022 – Rainier Beach

Name or Designation

Area 022 - Rainier Beach

Boundaries

This area is bounded on the north by S. Henderson St., on the east by Rainier Ave S., on the west by Martin Luther King Jr Way S. and the I-5 corridors, and on the south by S Juniper St. and S 120th St.

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

Area 022 - Rainier Beach is located in SE Seattle and is divided into 4 sub areas. The majority of Area 22 area is located in the Seattle city limits with portions of Sub Area 2 and Sub Area 5 located in the City of Tukwila and King County jurisdictions, respectively.

Area 22 is located near I-5 which gives good access to nearby downtown Seattle to the north or the Southcenter shopping area to the south. Other major attributes include the Rainier Beach Light Rail Station, parks such as Beer Sheva Park along Lake Washington, Atlantic City Boat Ramp, Kubota Gardens, and Lakeridge Park and playground. Additionally, nearby to the east is the city of Renton, which is home to Boeing's Renton Factory, Lake Washington's Gene Coulon Memorial Beach Park, The Landing shopping mall, and the almost completed Southport Office Campus located next to Gene Coulon Park that is aimed to attract high tech companies. One of the appealing factors in the area are some of the neighborhoods have Lake Washington and territory views that may include the City of Seattle.

The population of Area 22 consists of mostly single-family residences. Approximately 71% of the homes in Area 22 are grade 7 homes and most were built before the 1970's. There are approximately only 5% newer homes built in the last 15 years. The typical lot size in the area ranges from 5,000 to 8,000 square feet. Sales prices range from the low $215,000 to $1,230,000 providing a range of neighborhoods and housing types from entry level to luxury.

Townhomes account for approximately 1% of the parcels in Area 22. Townhomes prices range from $380,000 to $600,000. The area only has a handful of Mobile homes, accessory dwellings and vacant land mixed throughout. Of the 567 vacant parcels that include some parks and power line easements, approximately 33% are owned by the City of Seattle or King County Jurisdictions.

Sub Area 2: The northern portion of sub area 2 includes the Seattle's Dunlap neighborhood. The south portion of sub area 2 is located in the City of Tukwila. The Seattle City Light electrical transmission lines traverse portions of this sub area. Traffic noise also impacts a number of parcels along the I-5 corridor. Almost 60% of the homes were built before 1970 and approximately 80% of the homes are of grade 7 quality.

Sub Area 3: This is one of the largest sub areas in Area 22. It is in the Rainier Beach neighborhood and follows south to the east portion of the Rainier View neighborhood which includes Lakeridge Park. There are some commercial/retail properties at the northern end of this sub area and the majority of the townhome parcels reported are located in this sub area. Approximately 70% of the homes were

built before the 1970's and are of grade 6 & 7 quality. Homes with view amenities account for 26% of improved parcels in this sub area and most of the grade 8 and higher homes can be found in this sub area.

Sub Area 4: This sub area is bordered by Rainier Ave to the east and Waters Ave to the west. This sub area is the smallest sub area in Area 22 with only 250 improved parcels. Approximately 68% of the parcels do have some sort of view amenity which include views of Lake Washington, the Cascade Mountains and the City of Seattle. The majority of the homes in this sub area (about 78%) range from grade 5 to grade 8 and were built before 1970's. This sub area also includes a handful of grade 9 to 11 homes mostly built in the 1990's and later.

Sub Area 5: This is the largest sub area it is part of the Rainier beach neighborhood and includes the west portion of the Rainier View neighborhood. The Seattle City Light electrical transmission lines split the area with the parcels to the north of the transmission lines typically having curbs and gutters while the southern portion does not. Approximately 67% of the homes were built before the 1970's and are of grade 6 & 7 quality. The southeast portion of the sub area, which is in King County jurisdiction, was recently transferred from Area 25 and is identified as neighborhood 30.

Area 022 – Housing Profile

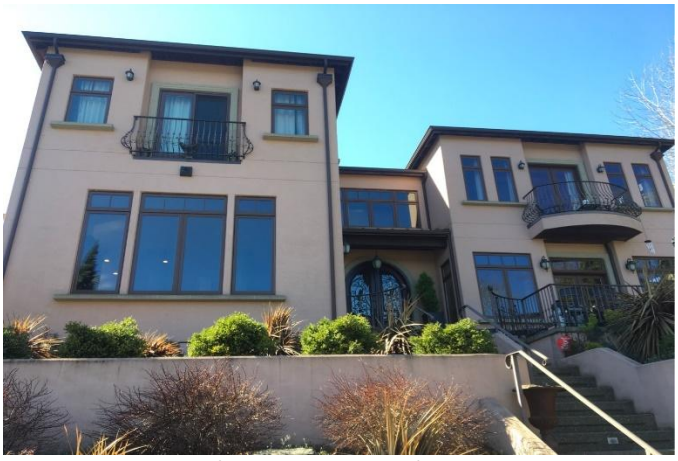
Grade 5/ Year Built 1950/ TLA: 460 SF

Grade 6/ Year Built 1955/ TLA: 1550 SF

Grade 7/ Year Built 1956/ TLA: 1620 SF

Grade 8/ Year Built 1996/ TLA: 1840 SF

Grade 9/ Year Built 2007/ TLA: 3120 SF



Grade 11/ Year Built 2008/ TLA: 3710 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.