# High Point/ Highland Park/ Westwood

## Area: 077

*Area Information for Assessment Roll*

King County

**Department of Assessments**

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

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# Area 077 - Overview Map

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# Area Information
# Area 077 – High Point/ Highland Park/ Westwood

## Area Description

Area 077 is located in Southwest Seattle and has good access to downtown Seattle. The current West Seattle Bridge closure, due to excessive cracking, may impact parcels in Area 77. The Department of Assessments is monitoring potential impacts to market value from a prolonged bridge closure. This area has close proximity to recreational opportunities at nearby Lincoln Park, High Point Community Center, Westcrest Park and other smaller parks. Some properties near 35th Ave SW have territorial and Cascade Mountain views.

This area is typically homogeneous in nature with the housing being a mixture of single family residences, multi-family duplex and triplex residences, townhomes, and apartments. Approximately 65% of the homes were built prior to 1960, with the vast majority of homes being of grade 6 and grade 7 quality, with lot sizes less than 8,000 square feet. Townhomes account for 22% of the improved population and are typically grade 7 or 8. Most were built within the last 10 years.

This area continues to be attractive to new buyers due to its close proximity to the City of Seattle, and to shopping and recreational opportunities. It offers affordable older housing stock along with many new townhomes. In recent years there has been a trend of developers purchasing homes on multifamily zoned lots and removing the older improvement in order to build new townhouses or other multi-unit housing.

Area 77 is divided into two Sub Areas:

**Sub Area 6** is located in the west region of Area 77. It includes the High Point development, Sylvan Ridge and Westwood. Houses were built from the early 1900's to the present. The number of new construction and development projects is growing. The High Point development is approximately 120 acres in size with approximately 1681 housing units. The housing is constructed to build Green standards and will have a mix of owner occupied and rental housing for varying income levels. Units include single family, multi-family, senior housing and low income elderly housing. The site has its own library, health clinic and community center. There are over 20 acres of parks, open spaces, and playgrounds. The Sylvan neighborhood is a townhome exclusive development. The most southern portion of this sub area contains Westwood Village shopping center. This shopping center is comprised of retail, restaurants and several big box stores.

**Sub Area 8** has a slightly smaller parcel count than Sub Area 6 and includes some of the highest and lowest values of Area 77. Many of the neighborhoods are undergoing gentrification and are characterized by tear downs and major renovations.

# Area 077 – Housing Profile

Grade 4/ Year Built 1949/ TLA 420 SF

Grade 5/ Year Built 1910/ TLA 610 SF

Grade 6/ Year Built 1975/ TLA 960 SF

Grade 7/ Year Built 1961/ TLA 1950 SF

Grade 7 (TH)/ Year Built 1998/ TLA 1170 SF

Grade 8 / Year Built 1991/ TLA 2380 SF

# Area 077 Housing Profile ...continued

Grade 8 (TH)/ Year Built 2005/ TLA 1470 SF

Grade 9/ Year Built 1997/ TLA 2520 SF

Grade 9 (TH)/ Year Built 2017/ TLA 1700 SF

Grade 10/ Year Built 1999/ TLA 3960SF

Grade 11/ Year Built 2010/ TLA 4460 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. |