Beacon Hill

Area: 079

Area Information for Assessment Roll

King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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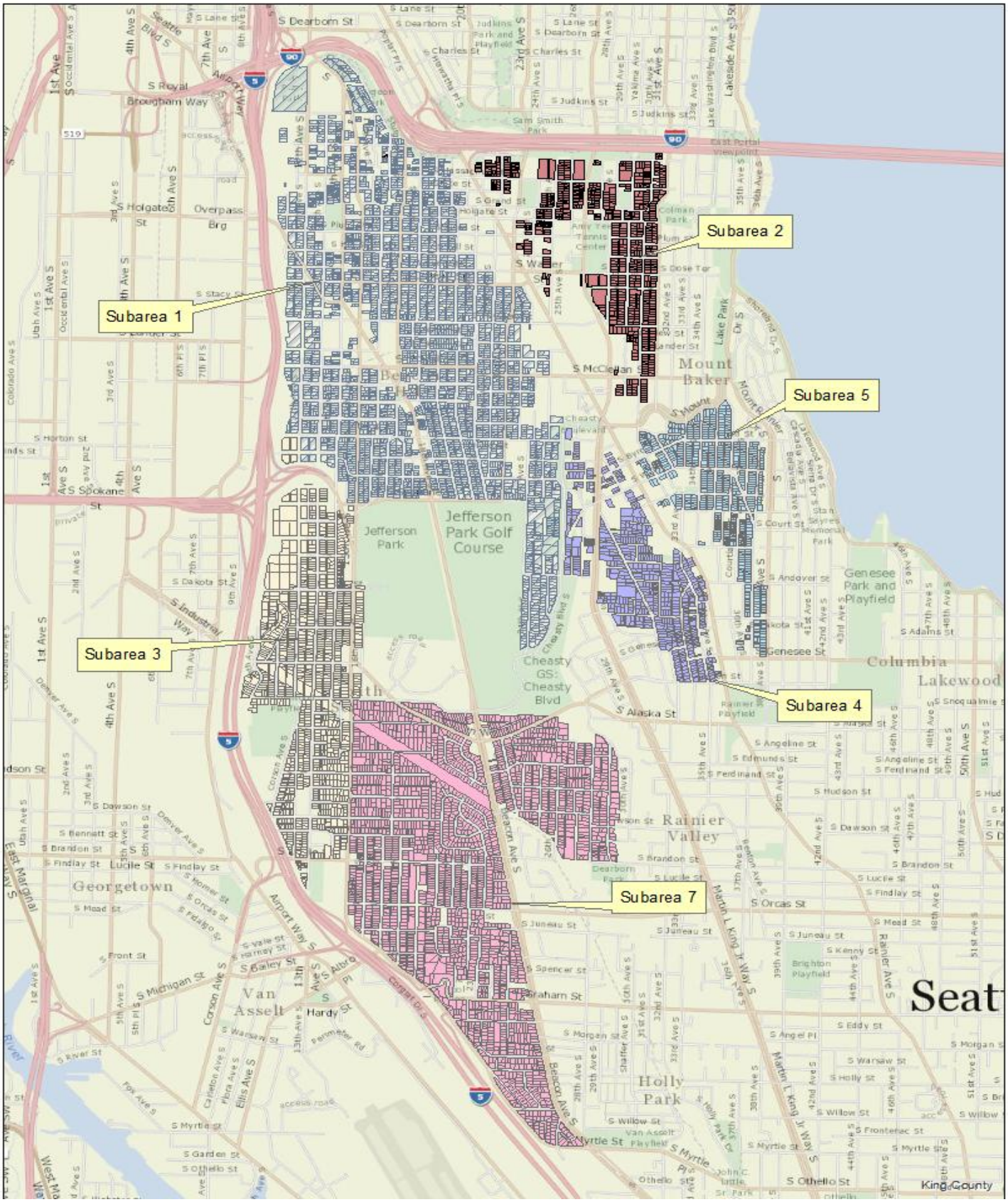
Area 079 - Overview Map



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Area Information
Area 079 – Beacon Hill

Area 079 is located southeast of downtown Seattle and is within close proximity to the downtown business district. The area is well served by a full range public transportation that also includes light rail and the area has easy access to I-5 and I-90. This area includes the northern portion of Beacon Hill and skirts the west edge of the Mount Baker neighborhood. Beacon Hill is one of the oldest residential neighborhoods in Seattle.

Beacon Hill is attracting people every year due to its proximity to downtown Seattle, the light rail line, nearby golf course, affordable housing and vibrant diverse neighborhood qualities. Sunset magazine's February 2016 issue has recently named Beacon Hill "Best City Neighborhood".

Most of the area has been developed. New construction typically follows a teardown of an existing improvement. There has been a surge in townhome construction compared to single family homes. Approximately 13% of the parcels have some degree of view, most often of Seattle Skyline, Lake Washington, the Cascades and Olympics. Major commercial retail stores such as Lowe's, fast foods, groceries and financial institutions are located here. Cleveland High school, Franklin High school, Jefferson Park Golf Course and the former VA Hospital are major landmarks.

Area 79 consists of 6 Sub Areas.

Sub Area 1 is the largest Sub Area and is also known as North Beacon Hill. It is located in the Northern portion of area 79 and is more desirable due to proximity to downtown Seattle, the light rail station, public library, family owned restaurants, the Jefferson park golf course, Jefferson Park and the VA Hospital. Portions of the area are undergoing gentrification, with older homes being torn down and being replaced with townhomes, many of which are grades 8 or 9. The townhomes in this area represent more than 50% of the townhomes in all of Area 79. Townhomes appear to be attracting a mostly younger generation and computer technology industry workers.

Sub Area 2 is located in the Northeast portion of area 79. It provides easy access to I-90 and is also close to the International District, downtown Seattle and Lake Washington. Sale prices are influenced by the Mount Baker neighborhhod and Central District. Most of the homes were updated before being listed for sale. Many commercial buisnesses are located here.

SubArea 3 is comprised of the Jefferson Park neighborhood and is located in the west portion of Area 79. Cleveland High School is located here. Sale prices are influenced by proximity to downtown Seattle, easy access to Interstae 5 and light rail. This area enjoys panoramic views of the Seattle skyline and Puget Sound.

Sub Area 4 is located between Martin Luther King Jr. Way S and Rainier Ave S. near South Genesse street and is located on the east side of Area 79. This subarea is close to commercial, retail stores and shopping centers. There are a number of fast food chain restaurants a short distance away. The majority of improvements are grade 6.

Sub Area 5 is located between Rainier Ave S. and 38th Ave S, which is the southeast portion of Area 79. It is made up of single family residences, condominiums, townhomes and small businesses. It is a more desirable area due to proximity to Lake Washington and easy access to Interstate 90.

Sub Area 7 is located on south end of area 79. A high voltage transmission line runs through some of the residential neighborhoods in this area. This subarea is influenced by constant traffic proceeding from Interstate 5, Martin Luther King Jr Way S, Myrtle St. and S. Graham St, as well as air traffic from Boeing field which is located directly to the south of this area.

Area 079 – Housing Profile

Grade 5/ Year Built 1918/ TLA 660 SF

Grade 6/ Year Built 1949/ TLA 730 SF

Grade 7/ Year Built 1911/ TLA 2007 SF

Grade 7 (TH)/ Year Built 2007/ TLA 1310 SF

Grade 8/ Year Built 1956/ TLA 2650 SF

Grade 8 (TH)/ Year Built 2016/ TLA 1090 SF

Area 079 Housing Profile ...continued

Grade 9 (TH)/ Year Built 2009/ TLA 1280 SF

Grade 9/ Year Built 2012/ TLA 3090 SF

Grade 10/ Year Built 2013/ TLA 2460 SF

Grade 11 / Year Built 2011/ TLA 3690 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.