Seward Park/Mt. Baker

Area: 081

Area Information for Assessment Roll

King County

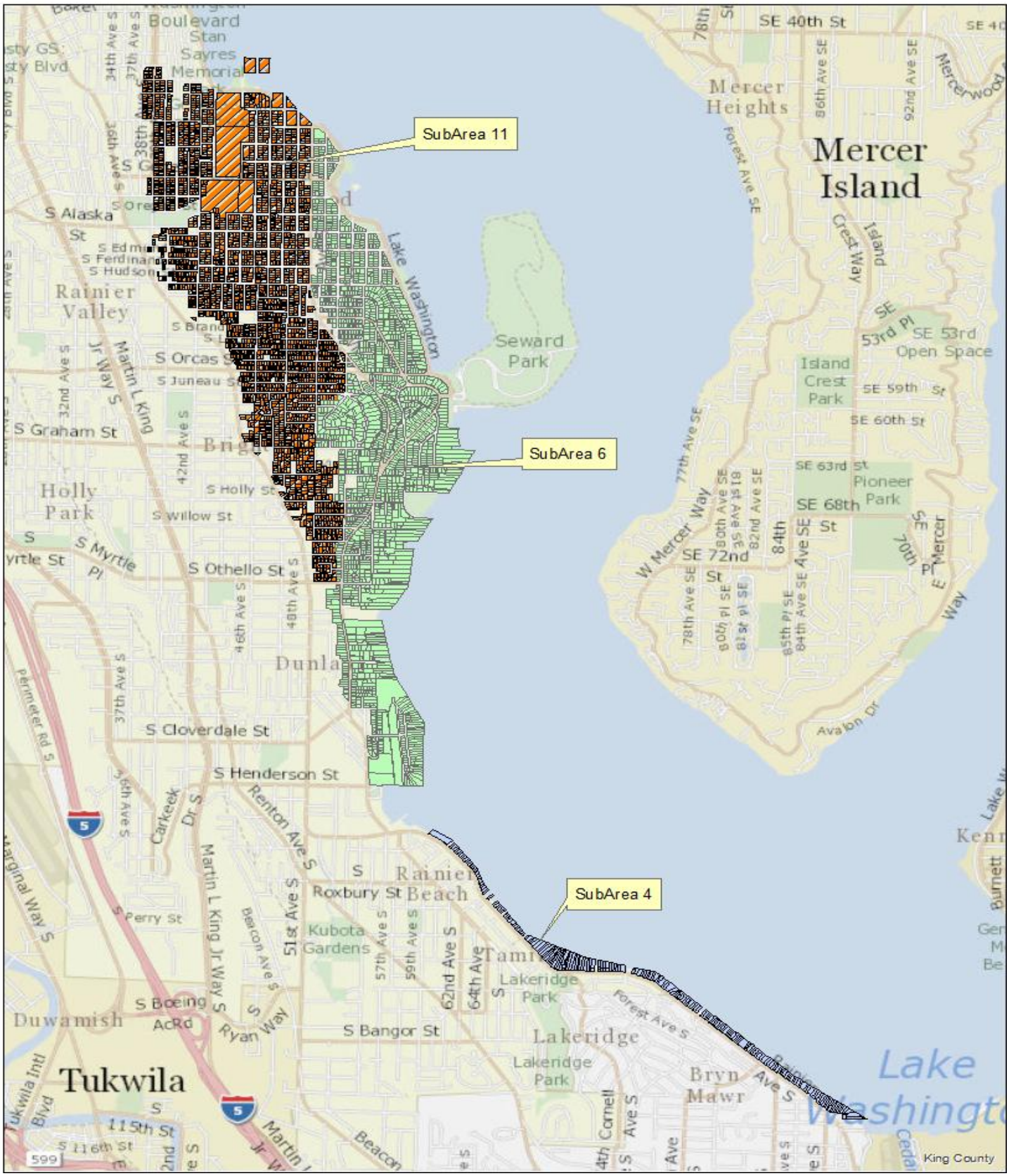
Department of Assessments

Setting values, serving the community, and pursuing excellence

201 S. Jackson St., KSC – AS – 0708
Seattle, WA 98104

OFFICE (206) 296-7300 FAX (206) 296-0595
Email: assessor.info@kingcounty.gov
http://www.kingcounty.gov/assessor/

Area 081 - Overview Map



All maps in this document are subject to the following disclaimer: The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County

Area Information
Area 081 – Seward Park/ Mt. Baker

Area 81 has easy access to three interstate highways, I-5, I-90, and I-405. There are three sub areas. Subarea 4 and subarea 6 includes waterfront (Lake Washington) parcels. Most of the upland parcels have panoramic views of Lake Washington as well as surrounding Territorial and the Cascade mountain range. Some homes enjoy views of the Seattle skyline. Due to scarcity of vacant land, most of the newly developed improvements involved demolition of existing houses or major renovations to existing homes. Roughly 23% of parcels are impacted with topography.

Seward Park, which is named after William H. Seward, the Secretary of State who was responsible for America's purchase of Alaska in 1867, is a very popular park in South Seattle that attracts many walkers, hikers and bikers. Per City of Seattle website, "Seward park boasts 300 acres of beautiful forest land, home to eagles' nests, old growth forest, a 2.4 mile bike and walking path, an amphitheater, a native plant garden, miles of hiking trails, shorelines, beaches……". Seward Park is also a place to see cherry blossoms. Some of the first cherry blossoms in Seattle were donated from Japan and planted in Seward Park in 1929 as a gesture of friendship and gratitude according to Historylink.org. There are also many boat launch options available around Seward Park. Seattle's annual Seafair Festival draws tens of thousands of fans to Genesee Park and the surrounding area.

A small portion of homes in the Seward Park neighborhood are located in the flight path of the Renton Airport. This is not a commercial airport, so air traffic volume is minimal. This airport is primarily used by the Boeing Company for flight test, KIRO 7 TV and flying clubs.

Seward Park is a bicycle-friendly neighborhood. Lake Washington Boulevard (between Mount Baker Beach and Seward Park) is often closed to motor vehicles on weekend days during the Summer.

Area 81 is a very diverse area with easy access to many amenities and neighborhoods that appeal to wide variety of living styles. This includes houses ranging in quality from grade 4 to grade 13. The area is a mixture of single family residences, multi-family duplex and triplex residences, town homes and apartments located near a commercial center. There are over 140 townhomes under Single Family Zoning in area 81 and a dozen more townhomes are under construction. Housing stock from the 1900's to the present can be found with sale prices from $425,000 to $4,100,000. About 6% of parcels are located on Lake Washington waterfront.

Views are a significant characteristic with hillsides and topography providing panoramic views of the Lake Washington, Olympic and Cascade Mountains, Puget Sound and the City of Seattle. Many parcels are impacted by steep topography. There is good access to employment centers and a thriving commercial hub. Major arterials such as the I-5 freeway, Dr. Martin Luther King Jr Way S and Renton Ave together with Light Rail makes it easy to get to both downtown Seattle and Renton.

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.

<u>Area 81 is divided into three Sub Areas:</u>

Sub Area 4 is the smallest of the three sub areas and includes upland and waterfront parcels east of Rainier Avenue South from Rainier Beach down to the Renton Airport. Approximately 4% of the area's total single family parcels are located here. It includes parcels from neighborhood nine. Approximately

92% of parcels in this subarea are located on Lake Washington waterfront. This is a desirable location due to proximity to downtown Seattle, downtown Renton and other commercial establishments.

Sub Area 6 is located in the eastern portion of the area. The majority of the parcels are east of Wilson Ave S. About 37% of the total single family parcels are located here. 6% of parcels in this subarea are located on Lake Washington waterfront. Only 1% of townhomes are located in this subarea. This is the most desirable subarea in area 81 due to proximity to Seward Park and recreational opportunities in the park. Many parcels are located on hillsides and about 23% are coded with topography. This location provides parcels with panoramic views of Lake Washington, the Cascade Mountains and the surrounding territory. There are some commercial properties primarily small-scale retail shops and restaurants along Wilson Avenue South.

Sub Area 11 contains largest number of parcels and is located in the western portion of the area. About 59% of total single family parcels are located here. 96% of the area's townhomes are located in this subarea and townhouse construction is still underway. Parcels located to the north are in close proximity to Light Rail Stations, Columbia City neighborhood market and easy access to major freeways. A major attraction each year is the Blue Angles air show. About 20% of parcels are coded with topography. This location also provides parcels with views of Lake Washington, Seattle Skylines, the Cascade Mountains and the surrounding territory. Western side of area 81 is close to Rainier Ave S. that includes many commercial establishments such as auto repair, convenience stores, major grocery chains and food service facilities. Parcels located in North Rainier Valley have higher sale prices than South Rainer Valley, which may be due to proximity to Mt. Baker neighborhood and distance to downtown Seattle.

Area 081 – Housing Profile

Grade 5/ Year Built 1939/ TLA 770 SF

Grade 6/ Year Built 1947/ TLA 860 SF

Grade 7/ Year Built 1992/ TLA 2190 SF

Grade 7 (TH)/ Year Built 2004/ TLA 1030 SF

Grade 8/ Year Built 2004/ TLA 3040 SF

Grade 8 (TH)/Year Built 2002/TLA 1700 SF

Area 081 Housing Profile ...continued

Grade 9/Year Built 1905/TLA 3070 SF

Grade 9 (TH)/Year Built 2017/ TLA 1820 SF

Grade 10/Year Built 1999/TLA 4680 SF

Grade 11/Year Built 1924/TLA 4460SF

Grade 12/Year Built 1995/TLA 6730 SF

Grade 13/Year Built 1990/TLA 9760 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.