

# West Ballard

Area: 019

## *Area Information*

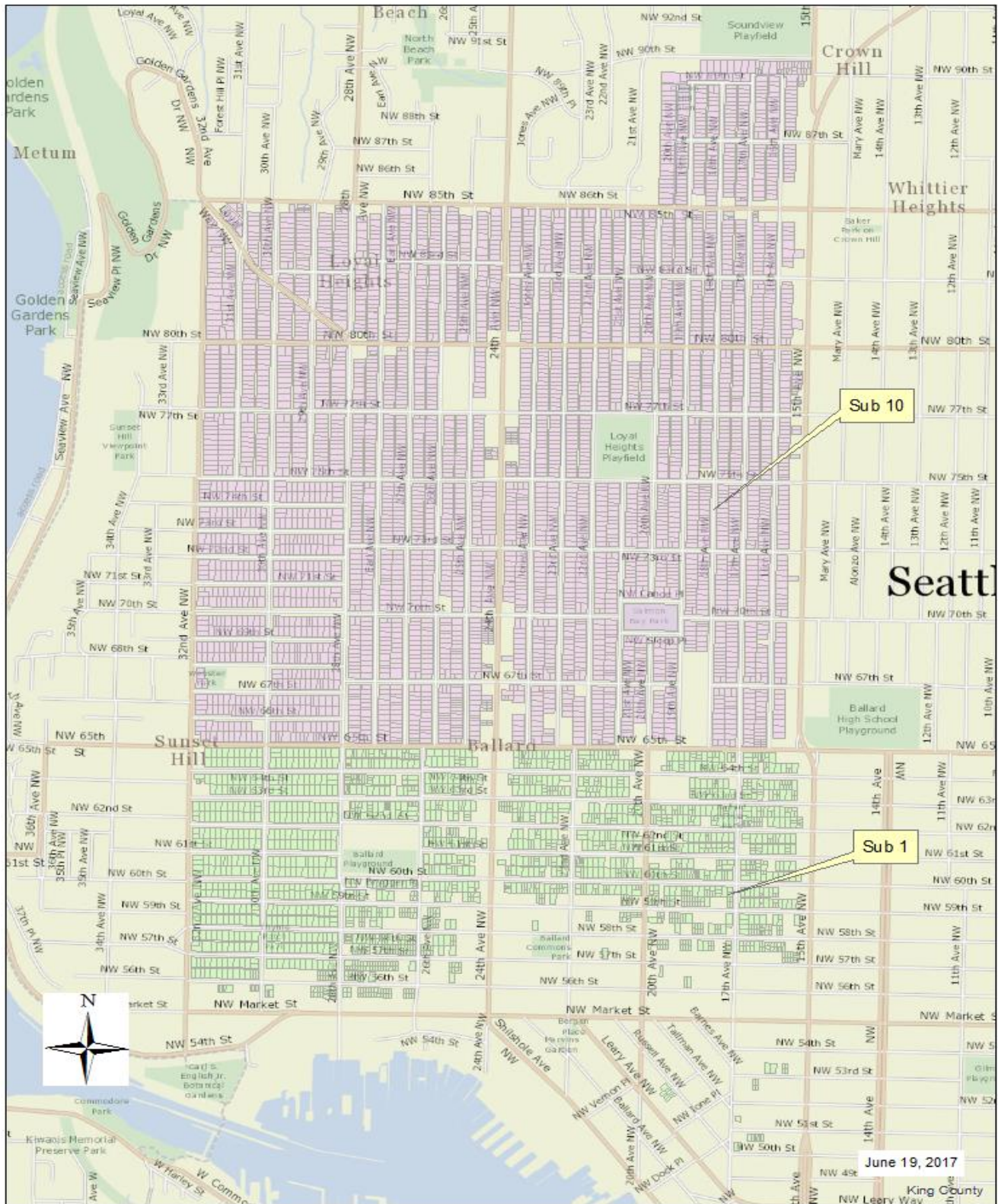


## **King County** **Department of Assessments**

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

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# Area 019 - Overview Map



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## **Area Information**

### **Area 019 – West Ballard**

Area 19 is located in the northwestern portion of Seattle. It contains the communities of West Ballard, Loyal Heights, and Crown Hill. This homogenous area contains predominantly grade 7 homes and 41% of them were built before 1930. Approximately 17% of the homes were built from 1940 to 1949. Over 98.9% of the parcels have homes on them. The typical lot is level or moderately sloped with a lot size of 4,040 square feet.

Area 19 is comprised of two sub areas. The northern portion is sub area 10. This area contains the Crown Hill and Loyal Heights neighborhoods. Approximately 44% of the homes were built before 1930. Slightly over 23% were built between 1940 and 1949. The average total living of homes in sub area 10 is 1,470 square feet. Sub area 1 is located south of sub area 10. It contains higher density zoning including townhome development. Approximately 60% of the improvements are townhomes in sub area 1. The western portion of sub area 1 is zoned for single family residences. In the early 1900's this area was developed before sub area 10. It is located closer to commercial businesses in the downtown part of Ballard. Extensive townhome development in this area started in the late 1990's and continues today. Since 2015 there have been 695 townhomes constructed.

## Area 019 Housing Profile



Grade 5/ Year Built 1928/ Total Living Area 420 sf



Grade 6/ Year Built 1943/ Total Living Area 770 sf



Grade 7/ Year Built 1920/ Total Living Area 2,450 sf



Grade 8/ Year Built 1927/ Total Living Area 1,660 sf



Grade 9/ Year Built 2016/ Total Living Area 4,690 sf



Grade 10/ Year Built 2006/ Total Living Area 3,520 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.