

Lake Forest Park/ West Kenmore

Area: 004

Area Information for 2021 Assessment Roll



King County Department of Assessments

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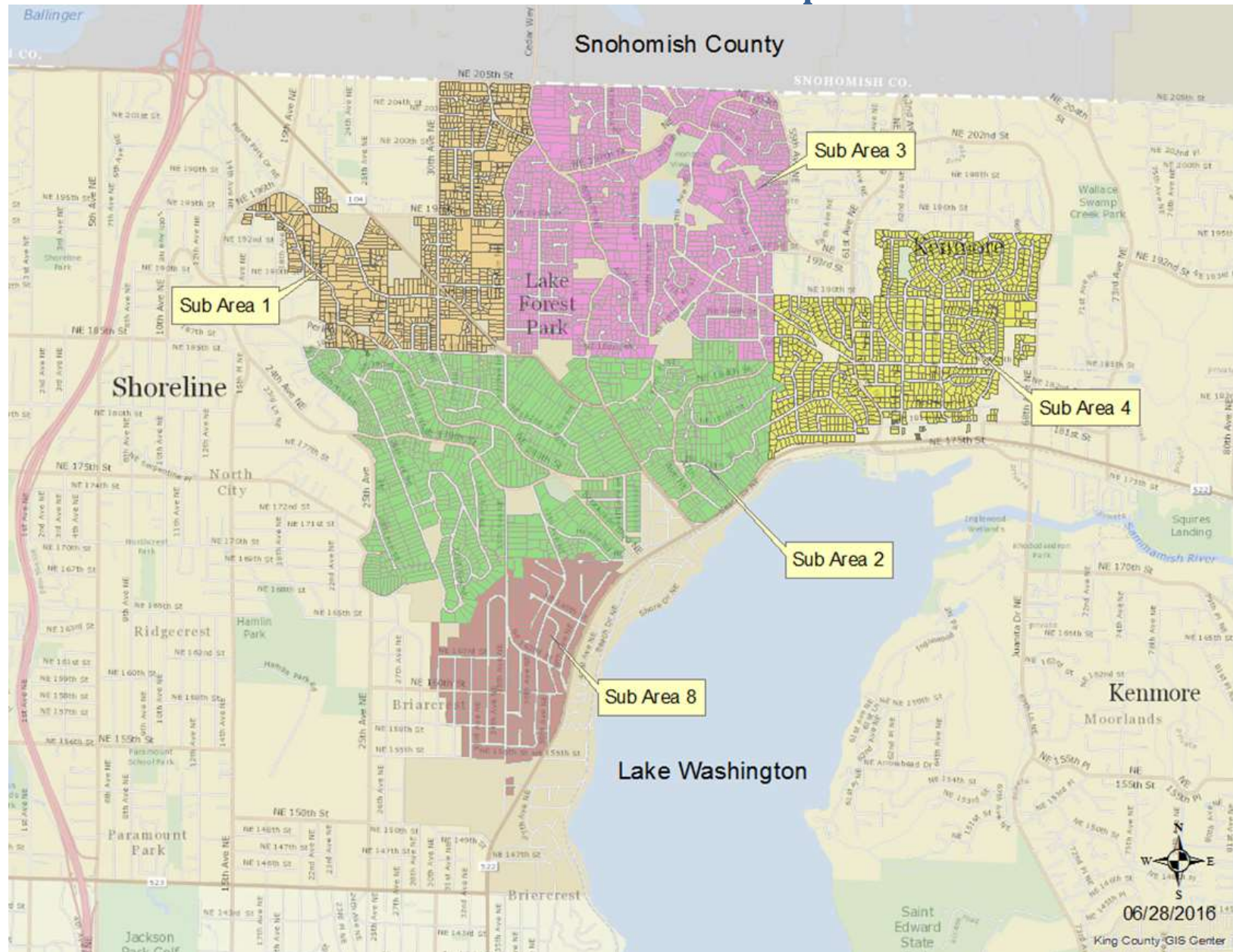
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Area 004 – Overview Map



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King County

Department of Assessments

Area Information

Area 004 – Lake Forest Park/ West Kenmore

Area 004 is located northeast of Seattle and south of the King/Snohomish County line. Area 004 includes the City of Lake Forest Park and the western portion of the City of Kenmore. Area 004 consists of 5 Sub-Areas. Sub-Area 4 is in the city of Kenmore. Two freeways (I-5 and I-405) provide access to employment centers in nearby suburbs and in Seattle. The University of Washington has a campus nearby in the City of Bothell. Tracy Owen Station Park (also known as Log Boom Park) provides waterfront access to Lake Washington. Retail areas are within Area 004, such as, Town Center at Lake Forest Park, a multipurpose shopping/retail center and community hub. Additionally, there is a retail center in Kenmore in the southeast corner of Area 004. While Lake Forest Park remains almost entirely residential, multi-family housing is an emerging trend in downtown Kenmore.

Major land characteristics that affect Area 004 land values are steep topography, wetlands, streams, traffic and views. The median lot size is 15,400 square feet and approximately 15% of the area parcels have view amenities. Most of these views are territorial and/or Cascade Mountains. A small percentage of parcels have views of Lake Washington.

Almost all parcels are improved with detached single family residences with Single Family Residential zoning. Less than 1% of Area 004 parcels are zoned for apartments or commercial; most of these are in Kenmore (Sub-Area 4). In Area 004 there are 30 duplexes, 4 triplexes, 32 townhouses, and 10 mobile homes. Approximately 5% of the parcels in this area are coded as vacant land.

In Area 004, most houses are grades 7 or 8 with the majority of residential dwellings having been built during the 1950s through 1970s. The average total living area is 2,280 square feet and average above grade living area is 1,770 square feet.

Sub-Areas 1, 2, 3 and 8 are situated in Lake Forest Park and Sub-Area 4 sits in the western portion of the City of Kenmore. Typically, Sub-Area 1 has smaller houses of grade 7 quality, no views, and some wetlands and/or streams. Sub-Area 2 tends to have larger lots, many with steep topography, wetlands, or streams. There are very few improved properties with views and the typical house is of grade 7 or 8. Sub-Area 3 has mostly grade 7 or 8 houses, with over 28% having steep topography and 10% having territorial and/or Cascade mountain views. Sub-Area 4 consists of homes predominately built in the 1950's and 1960's with many having views of Lake Washington. There is also a small portion of this sub-area with homes that were constructed in the 1980's and built of grade 8 and 9 materials. Sub-Area 8 is comprised mostly of grade 7 or 8 houses and approximately 17% of the homes in this sub-area are afforded Lake Washington views.



Area 004 Housing Profile



Grade 5/ Year Built 1947/ Total Living Area 660



Grade 6/ Year Built 1947/ Total Living Area 1110



Grade 7/ Year Built 1975/ Total Living Area 2190



Grade 8/ Year Built 1977/ Total Living Area 3220



Grade 9/ Year Built 1990/ Total Living Area 3340



Grade 10/ Year Built 2007/ Total Living Area 5000

Area 004 Housing Profile ...continued



Grade 11/ Year Built 2001/ Total Living Area 5,630

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. |

