

Northgate/ Maple Leaf

Area: 007

Area Information



King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

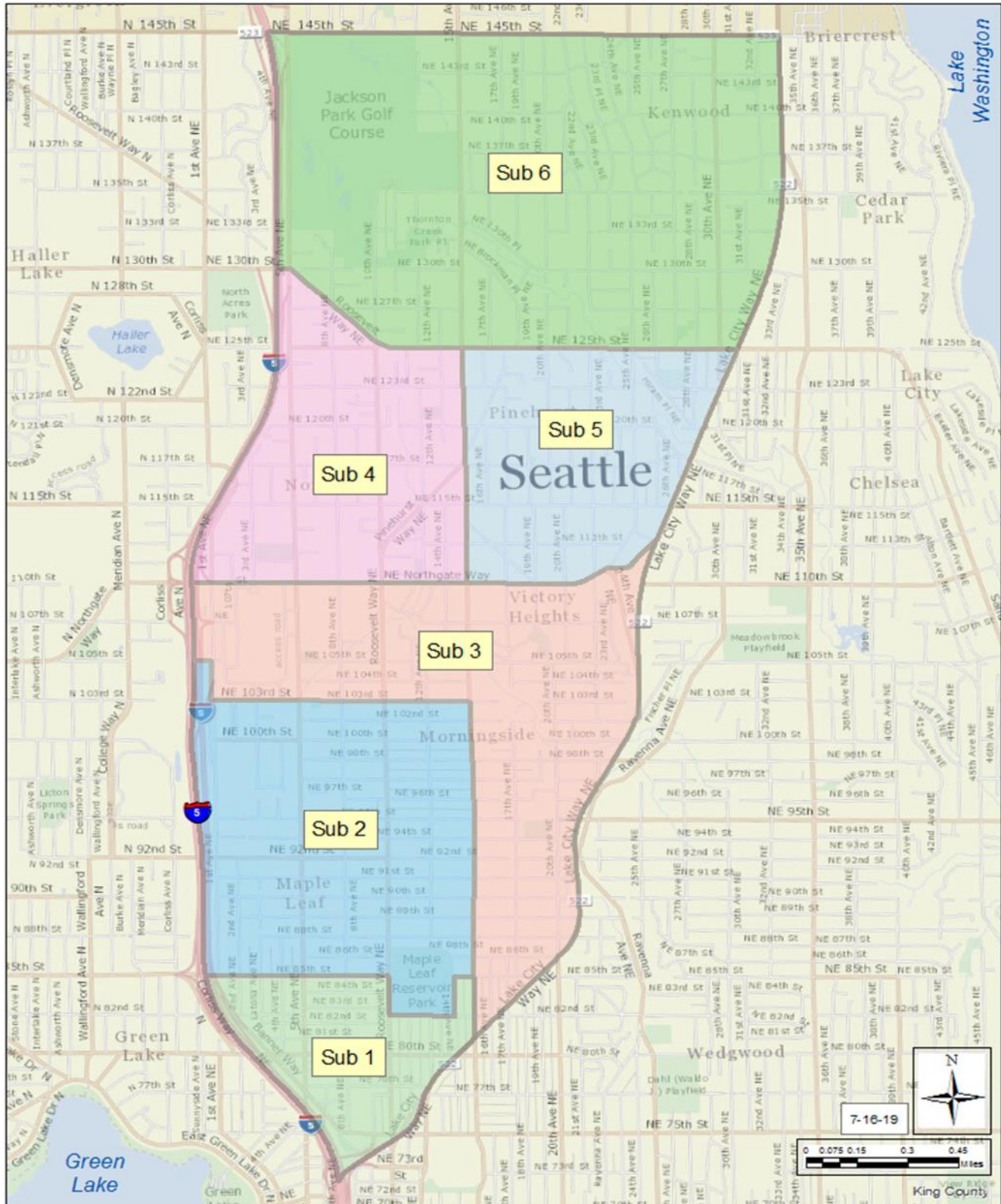
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Area 007 - Overview Map



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Area 007 – Northgate/ Maple Leaf

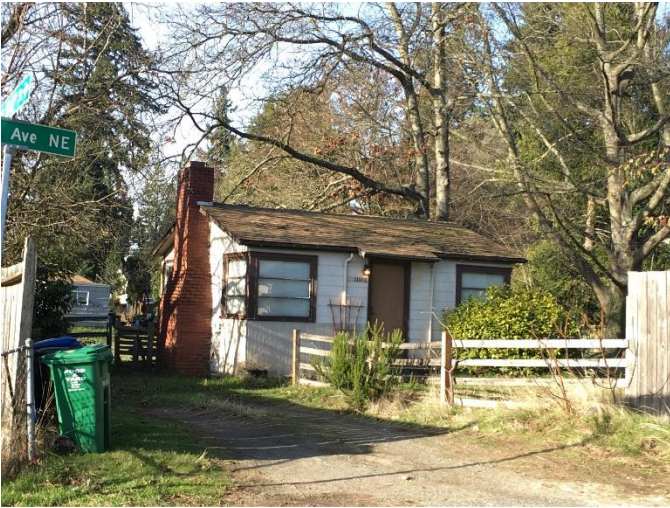
Area 7 is located in northeast Seattle. The population of area 7 is homogeneous and urban in nature. Its close proximity to Interstate 5 and Lake City Way provide access for employment in nearby suburbs and in downtown Seattle. Area 7 is well serviced by public transportation, schools and parks. Construction on the Northgate Link Light Rail Station was completed in the fall of 2021. The Northgate station is located in the NW corner of the area by the Northgate Shopping Center and provides easy access to the University District, downtown Seattle and SeaTac Airport. The Northgate Shopping Mall acts as a hub for numerous stores, ice rinks, cinemas and restaurants that serve people living in the north end of King County. North Seattle Community College is located directly west of area 7 on the west side of Interstate 5. Green Lake is located close to the Maple Leaf neighborhood and provides a three mile paved path to walk around the lake. Jackson Park Golf Course is located in the northwest corner of the area. Other parks in area 7 include Maple Leaf Reservoir Park, Rainbow Point Park, Victory Creek, Hubbard Homestead Park and Thornton Creek Park #1.

The area is divided into 6 sub areas encompassing Maple Leaf, Northgate, Pinehurst, Victory Heights & Kenwood (see map above). Boundary changes were made to area 7 in 2018. Parcels north of Northgate Way were previously located in Res Area 8.

There are a total of 8,745 parcels in area 7 of which approximately 98% are improved. The improved parcels include 3 manufactured home, 580 Townhomes and 126 parcels with multiple improvements. Homes were built between 1900 and 2020 with the predominant age of 1924 to 1959. Eighty seven percent of the improved parcels are either grade 7 or grade 8. The average above grade living area for improvements is 1,364 square feet and the average total living area is 1,702 square feet.

Land characteristics that affect area 7 are view amenities, traffic, commercial influence, power lines and topography. Parcels in the area vary in size with a median lot size of approximately 7,000 square feet. Approximately 420 of the parcels have a view amenity of either the Cascades, Olympic Mountains, Green Lake, Mount Rainier, or a territorial view. Twenty one percent of the population in area 7 are impacted by traffic noise, 6% are impacted by an “other nuisance” due to their location near a commercial property or power lines. Topography affects approximately 3.7% of the parcels in the area.

Area 007 Housing Profile



Grade 4/ Year Built 1949/ Total Living Area 360sf



Grade 5/ Year Built 1948/ Total Living Area 510sf



Grade 6/ Year Built 1943/ Total Living Area 800sf



Grade 7/ Year Built 1954/ Total Living Area 1,160 sf



Grade 8/ Year Built 1951/ Total Living Area 1,960sf



Grade 9/ Year Built 1980/ Total Living Area 2,340sf

Area 007 Housing Profile



Grade 10/ Year Built 2015/ Total Living Area 3,190sf



Grade 11/ Year Built 1988/ Total Living Area 3,250sf

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.