

Laurelhurst/Windermere/View Ridge

Area: 046

Area Information



King County

Department of Assessments

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201 S. Jackson Street, KSC-AS 0708

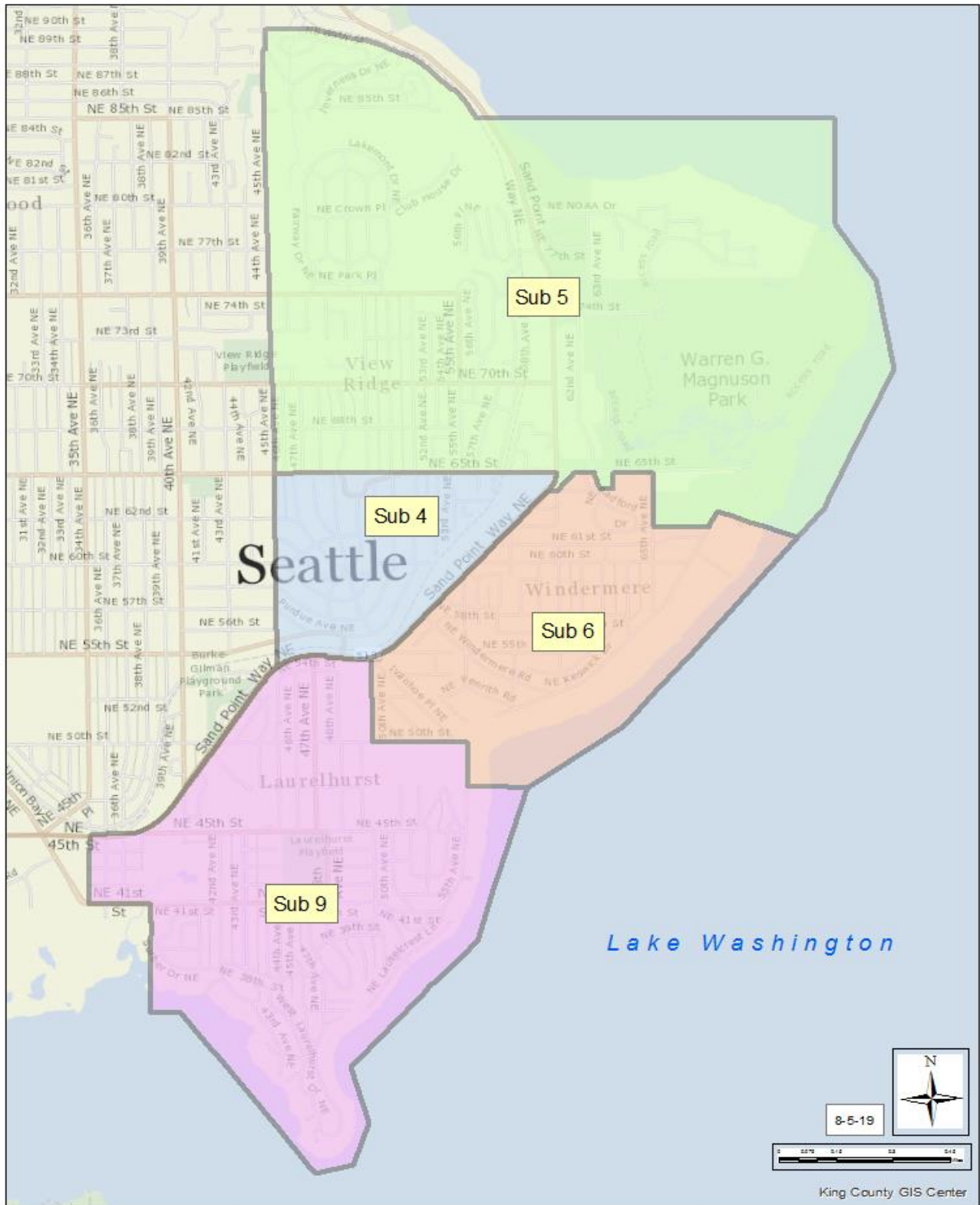
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Area 046 - Overview Map



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Area Information

Area 046 – Laurelhurst/Windermere/View Ridge

Area 46 is located in northwest King County, within the City of Seattle and is situated north of Union Bay and south of Magnuson Park along the western shoreline of Lake Washington. This area includes a population that is heterogeneous and urban in nature. Area 46 is well serviced by public transportation and schools, plus the University of Washington is located in this area. The area is within close proximity to a full range of commercial and professional services. However, the primary appeal to this area is its proximity to Lake Washington. There are a number of separately identifiable neighborhoods including Inverness, Sand Point Country Club, View Ridge, Hawthorne Hills, Windermere and Laurelhurst. Homes were built between 1900 to the present. There are 176 parcels that are located on Lake Washington waterfront that range from low bank to high bank. The neighborhoods of Windermere in sub area 6 and Laurelhurst in sub area 9 are situated east of Sand Point Way NE with the majority of homes consisting of grades 9 to 13. Windermere and Laurelhurst are older and more established neighborhoods that are influenced by their proximity to the University of Washington, Children's Hospital, University Village Shopping Center, Lake Washington, Magnuson Park and benefit from an easy commute to downtown Seattle.

There are four separately identifiable Sub Areas in Area 46 (4, 5, 6, and 9).

Sub Area 4 is located west of Sand Point Way NE, a major north/south arterial in northeast Seattle. It includes all of Hawthorne Hills. There are 664 parcels with over 98% that are improved. There are no waterfront sites in this sub area population. Typical representation is a Grade 8 home built in the 1950's with 2400 total square feet living area and approximately 26% of this population has varying views of Lake Washington. Neighborhoods in this area are Hawthorne Hills and a portion of View Ridge.

Sub Area 5 is situated north of sub area 4 and includes the neighborhoods of Inverness, Sand Point Country Club and View Ridge. There are 1502 parcels of which over 1460 are improved (97%). There are no waterfront sites represented in this population. Typical representation is a Grade 8 home built in the 1950's with 2600 total square feet living area and approximately 46% of this population has some level of a Lake Washington view. The neighborhood Inverness has approximately 221 parcels, predominately single family homes sitting on lots of about 9500 square feet. The Sand Point Country Club neighborhood is a walled community with 206 parcels with many afforded views of the surrounding golf course and on its eastern portion, views of Lake Washington and Cascade Mountains. The northern portion of the View Ridge community is located in sub area 5, which has many homes with varying views of Lake Washington.

Sub Area 6 is located immediately east of Sub Area 4 on the east side of Sand Point Way NE. It includes the community of Windermere. There are approximately 788 parcels of which 754 are improved (98%). There are approximately 47 waterfront sites representing nearly 6% of the population. Typical representation for non-waterfront improvement is a Grade 9 home built in the 1950's with approximately 2700 total square feet living area and 23% of this population has some level of a Lake Washington view. Typical waterfront homes are Grade 11 built in the 1950's and 1960's with 4600 square feet total living area.



Sub Area 9 is located immediately south and adjacent to Sub Area 6. It includes the Laurelhurst community. In sub area 9, there are about 1686 parcels of which, over 1643 are improved (98%). There are approximately 125 waterfront sites representing nearly 8% of the population. Typical representation for non-waterfront is a Grade 9 home built in the 1950's with 2700 total square feet living area and about 30% of this population is afforded some form of Lake Washington view. Typical waterfront homes are Grade 11 built in the 1950's with 5000 square feet total living area.

Area 046 – Housing Profile



Grade 5/Year Built 1940/Total Living Area 580 SF



Grade 6/Year Built 1917/Total Living Area 1420 SF



Grade 7/Year Built 1943/Total Living Area 1760 SF



Grade 8/Year Built 1950/Total Living Area 2700 SF



Grade 9/Year Built 1940/Total Living Area 3010 SF



Grade 10/Year Built 1939/Total Living Area 3240 SF

Area 046 Housing Profile ...continued



Grade 11/Year Built 1983/Total Living Area 4680 SF



Grade 12/ Year Built 1931/ Total Living Area 5140 SF



Grade 13/Year Built 1928/Total Living Area 6830 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.