

Normandy Park

Area: 049

Area Information



King County

Department of Assessments

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201 S. Jackson St, KSC-AS 0708

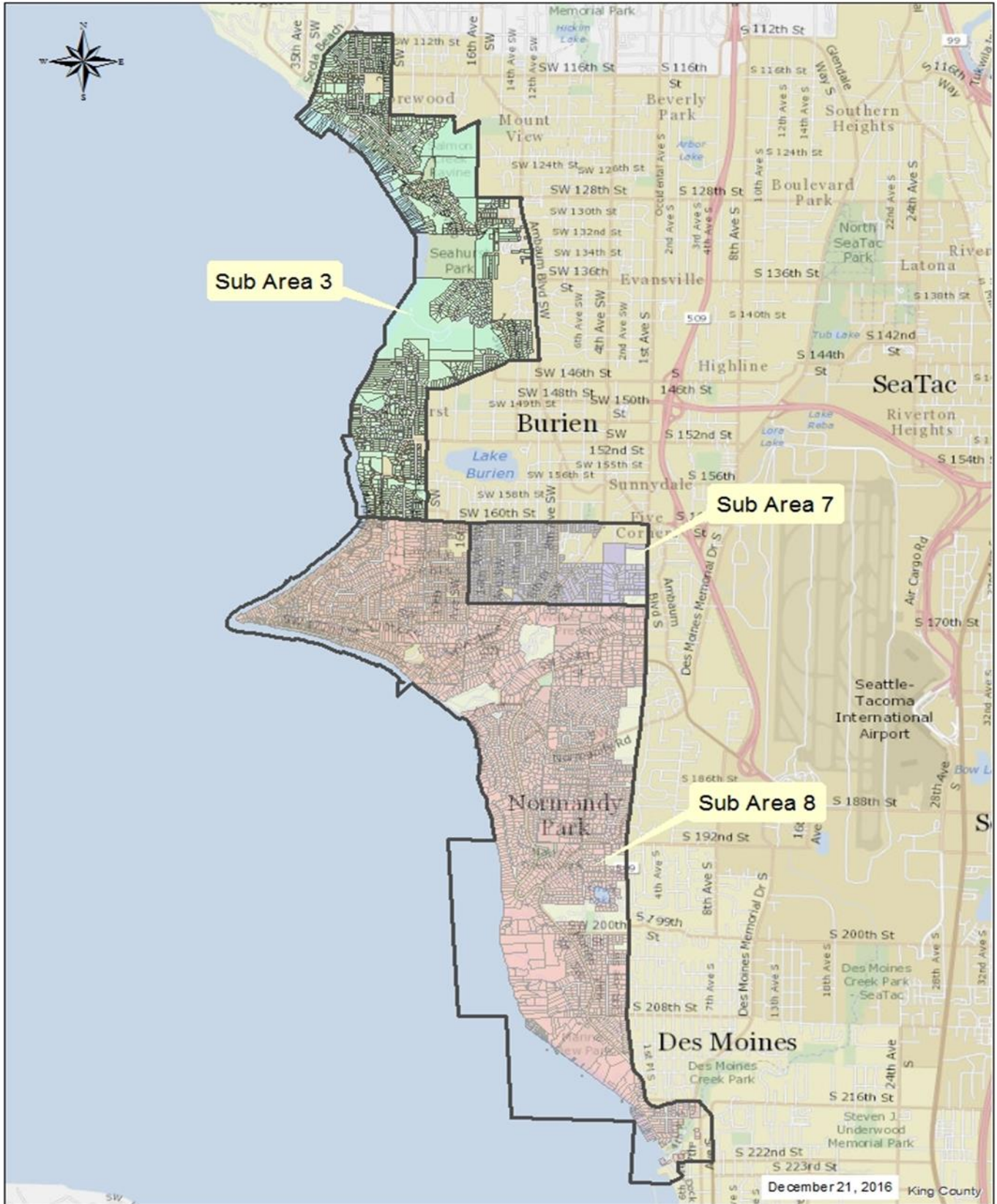
Seattle, WA 98104

OFFICE (206) 296-7300 FAX (206) 296-0595

Email: assessor.info@kingcounty.gov

<http://www.kingcounty.gov/assessor/>

Area 049 - Overview Map



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Area Information

Area 049 – Normandy Park

Area 49 is a heterogenous area which includes the City of Normandy Park and a section of the City of Burien. The Burien boundary of Area 49 is the western portion and includes Puget Sound waterfront and view properties.

The neighborhoods of Seola Beach and Inglesea/Seahurst are located within Burien's (Sub Area 3) boundaries. The City of Burien owns two parks within Sub Area 3. The first is Salmon Creek Ravine, which is largely undeveloped and has primarily primitive trails. The other park in the subarea, is Seahurst Park which has access to the Puget Sound waterfront. Seahurst Park has picnic areas and shelters, a playground, trails both improved and unimproved, restrooms and other amenities.

Sub Area 7 is mostly the southern portion of Burien known as the Gregory Heights neighborhood with a small area of Normandy Park in the Southeastern corner. This sub area encompasses Highline Hospital and Medical Offices.

Sub Area 8 is the western portion of the Gregory Heights neighborhood, the Three Tree Point neighborhood and the City of Normandy Park. The sub area has many waterfront parcels, and improvements with Puget Sound views. Arrow Lake is also within Sub Area 8. Arrow Lake has no public access. The majority of Sub Area 8 is composed of the City of Normandy Park; which was incorporated in 1953 and is primarily a residential community with limited multi-family and commercial development.

Area 049 Housing Profile



Grade 5/ Year Built 1941/ Total Living Area 730



Grade 6/ Year Built 1942/ Total Living Area 1070



Grade 7/ Year Built 1958/ Total Living Area 1480



Grade 8/ Year Built 1970/ Total Living Area 2540



Grade 9/ Year Built 1997/ Total Living Area 2910



Grade 10/ Year Built 2005/ Total Living Area 3764

Area 049 Housing Profile ...continued



Grade 11/ Year Built 2008/ Total Living Area 3226



Grade 12/Year Built 2010/Total Living Area 4800



Grade 13/ Year Built 2001/ Total Living Area 6410

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.