BROADVIEW/ BLUE RIDGE/ SHILSHOLE

Area: 039

Area Information



King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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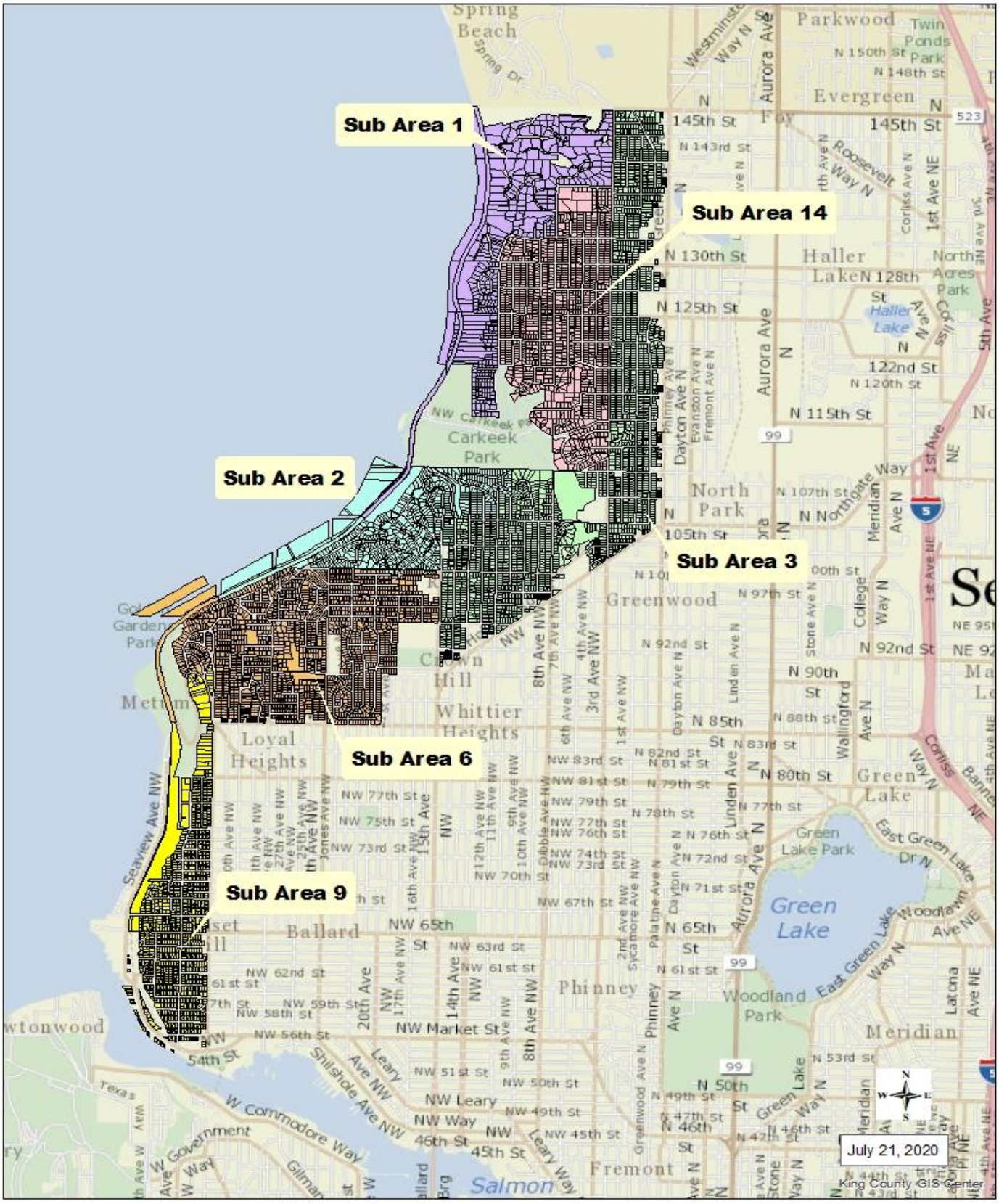
Area 039 Map



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Area Information

Name or Designation

Area 39- BROADVIEW/ BLUE RIDGE/ SHILSHOLE

Boundaries

This area is generally bounded by Northwest 145th Street on the north, Puget Sound on the west, and the ship canal on the south. The eastern border fluctuates from 32nd Avenue Northwest, 20th Avenue Northwest, Holman Road Northwest, and Greenwood Avenue North.

Maps

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King Street Center.

Area Description

Area 39 is located in the northwest corner of the city of Seattle. It contains the neighborhoods of Broadview, Carkeek Park, Llandover by the Sound, Blue Ridge, North Beach, Olympic Manor, Sunset Hill, Crown Hill and Shilshole. The most distinguishing characteristic of area 39 are the westerly views toward Puget Sound, Olympic mountains, and of Bainbridge Island. Approximately 35% of the properties have some type of view amenity. Other major attributes of this area include close proximity to Carkeek Park, Shilshole Marina, Ballard Locks, and a relatively close commute to the downtown business core. The northwestern portion offers large estate-sized lots that are heavily wooded and offer a high degree of privacy. A heavily used Burlington Northern railroad track spans the western border of area 39. Noise from the trains affect some parcels right before it crosses the ship canal, North Beach, and Blue Ridge. There are 487 townhome-style improvements in area 39. Approximately 97% of the parcels are improved in this area. There are numerous high-demand estate-sized, bluff type properties that span the western border of area 39. Remodel activity remains brisk in this area. Listing periods are short as the demand in area 39 is extremely high.

Slightly over one-half of the homes in area 39 were built between 1940 and 1959. The typical home is grade 8 in quality. Approximately 91% of the properties are zoned for detached single family development.

Area 39 is divided into six sub areas. Sub area 1 contains Carkeek Park and part of the Broadview neighborhood. There are many estate-size lots with views of Puget Sound and the Olympic mountains. The typical parcel is over 27,000 square feet in size. Covenants and severe topography restrict further development in much of this area. Houses are larger than any other sub area in area 39. This is one of the few areas within the city of Seattle where one can live on forested acreage lots. The plats in this area include Elford Park, Llandover by the Sound, and Northwood. Located just north of sub area 1 is a private gated community called The Highlands.

Sub area 2 contains the Blue Ridge neighborhood. Most of the Blue Ridge development started in the mid 1930's and ended in the 1950's. This area has a homeowner's association which operates a common beach area, indoor swimming pool, and tennis courts.

Area Information… Continued

Sub area 3 contains the neighborhoods of Crown Hill, part of Greenwood, and a portion of Broadview to the north. The majority of the high density zoning is located in this area on Holman Road Northwest and Greenwood Avenue North. Most of the townhomes are located in this sub area.

Sub area 6 contains the neighborhoods of North Beach and Olympic Manor. This area was largely developed between the 1940's and 1960's. Olympic Manor is well known for its Christmas light displays during the end of year holiday time.

Sub area 9 is the most southern portion of area 39. It contains the neighborhoods of Sunset Hill and Shilshole. The majority of the homes were built before 1930. Many homes have close in views of the marine traffic going into the harbors of Seattle and Tacoma as well as Lake Union and Lake Washington. Sub 9 is located close to the Ballard Locks and numerous restaurants located in Ballard and Shilshole. There are 20 waterfront parcels located on the ship canal and just west of the Ballard Locks.

Sub area 14 contains the bulk of Broadview and also a portion of Carkeek Park. The majority of homes in Broadview were built in the 1940's and 1950's. The Carkeek Park neighborhood located to the south has larger lot sizes but also steep topography and ravines.

Area 039 Housing Profile



Grade 6/ Year Built 1940/ Total Living Area 940



Grade 7/ Year Built 1951/ Total Living Area 1,520



Grade 8/ Year Built 1925/ Total Living Area 2,500



Grade 9/ Year Built 2018/ Total Living Area 3,580



Grade 10/ Year Built 2019/ Total Living Area 3,890



Grade 11/ Year Built 1921/ Total Living Area 4,950

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.