

Roger Turner & Steve Laevastu's



The Two Hard Working
Neighborhood Experts

REAL ESTATE NEWS

Ravenna Area



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We Hope You Enjoy Your Pumpkin!

The following is a listing of some of the properties that have sold in our Ravenna neighborhood during the months of August and September, 2005.

Do you wonder what your home may be worth? The decor, features and condition all have a bearing on the price a home will command. We have seen the interiors of most of the homes on this chart.

If you are considering selling your home, please let us help you. By discussing the details with you, viewing your home and preparing a market analysis, we can provide you with useful information, such as a sales price that might realistically be expected in today's market.

<u>Address</u>	<u>Bdrms/Baths</u>	<u>Style</u>	<u>Sales Price</u>	<u>Address</u>	<u>Bdrms/Baths</u>	<u>Style</u>	<u>Sales Price</u>
6549 25th Ave NE	3/1	1 Story w/bsmt	\$310,000	7330 23rd Ave NE	3/1.75	1½ Story w/bsmt	\$450,000
8224 15th Ave NE	1/1.75	1½ Story	\$330,000	6848 16th Ave NE	3/2	1½ Story w/bsmt	\$455,000
7505 Ravenna Ave NE	2/1.5	1 Story w/bsmt	\$331,000	1250 NE 69th St	3/1.5	1 Story w/bsmt	\$456,000
7557 Ravenna Ave NE	2/1	1 Story	\$341,500	2111 NE 73rd St	3/1.75	1½ Story w/bsmt	\$475,000
6546 25th Ave NE	3/1.5	1 Story	\$343,000	6803 24th Ave NE	3/2	1 Story w/bsmt	\$475,000
1316 NE 65th	5/2	1 Story w/bsmt	\$355,000	6831 18th Ave NE	4/1.75	1½ Story w/bsmt	\$480,000
7527 12th Ave NE	3/2	1 Story w/bsmt	\$355,000	7345 18th Ave NE	3/2.5	1½ Story w/bsmt	\$499,000
7809-A 12th Ave NE	3/2.5	Townhome	\$359,000	8501 Ravenna Ave NE	4/2.5	2 Story	\$515,000
7803-B 12th Ave NE	3/2.5	Townhome	\$365,000	7031 24th Ave NE	4/1.75	1 Story w/bsmt	\$520,000
7805-A 12th Ave NE	3/2.5	Townhome	\$365,000	7737 19th Ave NE	3/2	1 Story w/bsmt	\$522,000
7307 23rd Ave NE	3/1.75	1 Story w/bsmt	\$389,000	8041 19th Ave NE	3/1.75	1 Story w/bsmt	\$525,000
2122 NE 73rd St	2/1	1 Story w/bsmt	\$392,500	7512 18th Ave NE	3/1	1½ Story w/bsmt	\$527,000
2130 NE 83rd St	3/2	1½ Story	\$400,000	6516 16th Ave NE	4/1.75	1 Story w/bsmt	\$529,000
6811 24th Ave NE	3/1	1 Story w/bsmt	\$410,000	8013 20th Ave NE	4/2.75	2 Story	\$594,000
8003 16th Ave NE	5/1.75	1½ Story w/bsmt	\$415,000	7716 17th Ave NE	3/1.75	1½ Story w/bsmt	\$610,000
7047 Ravenna Ave NE	3/1	1 Story w/bsmt	\$426,000	6816 17th Ave NE	4/1.5	1½ Story w/bsmt	\$612,500
6514-A 24th Ave NE	2/2.5	Townhome	\$430,000	6538 18th Ave NE	3/1.75	2 Story w/bsmt	\$660,000
1627 NE 77th St	3/1.75	1 Story w/bsmt	\$434,950	7012 16th Ave NE	3/1.75	1½ Story w/bsmt	\$690,000
7016 15th Ave NE	5/1.75	1½ Story w/bsmt	\$449,000	6514 18th Ave NE	4/1.75	2 Story w/bsmt	\$745,000

Information courtesy of NWMLS & is subject to change without notice

A Thumbnail History of Ravenna

...continued from last month's issue

Build a Park and They Will Come

The Becks fenced the ravine between what would become 15th Avenue NE and 20th Avenue NE and opened Ravenna Park. They imported exotic plants and built paths and picnic shelters. In 1891, David Denny's Rainier Power and Railway Co. completed a streetcar line from Seattle by way of a bridge across Portage Bay (the Latona Bridge crossed at the location of the present Interstate-5 bridge). The tracks went up 15th Avenue NE to the park, then followed the southern boundary to Ravenna. Ravenna Park became a popular destination for Seattle residents, who were willing to pay 25 cents apiece to visit it. Annual passes were \$5.

Ravenna Park's most sublime attractions were its big trees. When the Alaska-Yukon-Pacific Exposition was planned nearby at the University of Washington, in 1908, the Becks allowed local clubs to name the largest trees. The Becks called one Paderewsky after the Polish pianist who was a friend of Mrs. Beck. The tallest fir -- a spectacular giant that rose nearly 400 feet to about two-thirds the height of the Space Needle -- was named Robert E. Lee by the United Daughters of the Confederacy. Mrs. Beck named the tree with the largest girth Theodore Roosevelt (1858-1919), the president who visited the park and whispered his approval.

The Roman Catholic Bishop of Nisqually for the Territory of Washington selected Ravenna for its cemetery in Seattle. Forty acres on a hillside was consecrated in 1889, making it ready to accept burials. In 1904 the land was officially platted as a cemetery. Caskets and mourners traveled by train to Ravenna Station on the Seattle, Lake Shore & Eastern.

Trees? What Trees?

The Becks had offered to sell Ravenna Park to the city of Seattle several times, but the city council balked at the \$150,000 price tag. In 1911, the city condemned the land and a court set the price at \$144,920. Once the park became city property, the great trees began to disappear. In 1913, the Seattle Federation of Women's Clubs complained to Park Superintendent J. W. Thompson that the Roosevelt Tree had been cut down. Thompson said that the tree was rotten and was a "threat to public safety" (Sherwood). The wood was sold as fuel to defray the cost of removal. In 1920, Thompson was pressured to resign for abuse of office and intoxication.

In 1926, the Seattle Parks Board contracted to have the last of the giants felled because they were "rotten at the heart and for safety reasons had to be removed" (The Seattle Times). Targeted for removal were the Robert E. Lee, the Paderewski, and the McDowell. This brought protests from the community and from former owner William Beck. Park engineer L. Glenn Hall assured the community that only dead trees would be felled. Hall promised to leave stumps at least 20 feet tall to avoid bare spots. Soon, all the great trees were gone.

In 1891, Seattle annexed the area around the University of Washington and Green Lake, including the Roosevelt District. The Town of Ravenna, an L shaped area north and east of 15th Avenue NE and NE 55th Street, passed out of existence in 1907 when Seattle annexed it as well. During those years, Seattle city engineers diverted Ravenna Creek from Green Lake into a sewer that discharged into Union Bay. The stream became a brook. Ravenna Boulevard was constructed between Green Lake and Ravenna Park along the stream, following a recommendation in the Olmsted Plan of 1903.

courtesy of www.HistoryLink.org

October Events

Rosh Hashanah	Oct. 4th
Columbus Day	Oct. 10th
Yom Kippur	Oct. 13th
Daylight Savings Ends Fall Back! Don't forget to turn back your clocks, and check the batteries in your smoke detectors!	Oct. 30th
Halloween	Oct. 31st

Pumpkin Patches

Biringer Farm 14625 40th Place NE, Everett Weekends.	425.259.0255 www.biringerfarm.com
Carlton Farm 830 Sunnyside Blvd SE, Everett Daily.	425.334.2297 www.carletonfarm.com
Craven Farm 3817 Short School Rd, Snohomish Daily.	360.568.2601 www.cravenfarm.com
The Farm 7301 Rivershore Road, Snohomish Daily.	425.334.4124 www.thefarm1.com
Foster's Produce and Corn Maze 5818 SR 530 N.E. Arlington 360.435.5095 www.fosterscornmaze.com	Daily.
Jubilee Farm 229 W Snoqualmie River Rd NE, Carnation. Weekends. www.jubileefarm.org	425.222.4558
Maris Farms 24713 Sumner-Buckley Hwy Buckley Tues-Sun.	253.862.2848 www.marisfarms.com
Stocker Farms 10622 Airport Way, Snohomish Daily.	360.568.7391 www.stockerfarms.com
South 47 Farm 15410 Northeast 124th Street, Redmond Thursday-Sunday www.farmllc.com	425.869.9777



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