

Single Family Residence **RESIDENTIAL**

16909 RIVER ROCK DR

LYNNWOOD, WA 98037

\$503,254 TopHap Estimate · \$397 / ft² · confidence 94 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,268 ft²
LIVING AREA

3,485 ft²
LOT SIZE

1994
YEAR BUILT

1
STORIES

4
ROOMS

2
PARKING

VALUATION

\$503K

\$474K low

\$533K high

Last Sale

\$189,000 · Jan 10, 2013

Est. Owner Equity

\$303,254

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$567 (2026)
Assessed Value	\$552,500
Previous Assessed	\$547,100
Assessor Market Value	\$552,500

PROPERTY FACTS

Property Type	Single Family Residence
County	SNOHOMISH
Lot (acres)	0.08
Construction	Frame (Unspecified)
Foundation	No Foundation
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Garage	Garage, Attached
Pool	No
View	Condo

Porch · 96 ft²

CLIMATE RISK

1
FLOOD

22
WILDFIRE

32
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 4, 2013	Resale	Warranty Deed	\$189,000	\$149	
Jul 23, 2010	Quitclaim	Quit Claim Transfer			
Apr 15, 1996	Resale	Grant Deed	\$140,000	\$110	\$130K
Nov 18, 1994	Resale	Grant Deed	\$129,900	\$102	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Meadowdale High School	High	9–12	1.1 mi
Meadowlake Elementary School	Elementary	KG–6	1.4 mi
Meadowdale Middle School	Middle	7–8	1.4 mi

District: Edmonds School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 98037

107 CRIME INDEX	108 AIR POLLUTION	31,382 POPULATION	\$93K MEDIAN IN-COME	50°F AVG TEMP	43% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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