

Single Family Residence **RESIDENTIAL**

16917 RIVER ROCK DR

LYNNWOOD, WA 98037

\$600,575 TopHap Estimate · \$375 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

1,602 ft²
LIVING AREA

2,614 ft²
LOT SIZE

1994
YEAR BUILT

2
STORIES

5
ROOMS

2
PARKING

VALUATION

\$601K

\$579K low

\$622K high

Last Sale

\$163,000 · Apr 28, 1997

Est. Owner Equity

\$532,575

Loan-to-Value

12%

TAX & ASSESSMENT

Property Tax	\$741 (2026)
Assessed Value	\$567,100
Previous Assessed	\$545,100
Assessor Market Value	\$567,100

PROPERTY FACTS

Property Type	Single Family Residence
County	SNOHOMISH
Lot (acres)	0.06
Construction	Frame (Unspecified)
Foundation	No Foundation
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 60 ft²

CLIMATE RISK

38
FLOOD

22
WILDFIRE

32
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 27, 2022	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Meadowdale High School	High	9–12	1.0 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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