

Single Family Residence **RESIDENTIAL**

16905 RIVER ROCK DR

LYNNWOOD, WA 98037

\$570,058 TopHap Estimate · \$356 / ft² · confidence 94 · 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

\$570K

\$534K low

\$606K high

Last Sale

\$449,950 · May 31, 2019

Est. Owner Equity

\$320,438

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$4,608 (2026)
Assessed Value	\$567,400
Previous Assessed	\$545,300
Assessor Market Value	\$567,400

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
Cooling	None
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 60 ft²

CLIMATE RISK

1
FLOOD

11
WILDFIRE

32
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 31, 2021	Financing	Intrafamily Transfer			
May 24, 2019	Resale	Warranty Deed	\$449,950	\$281	\$250K
Jun 28, 2007	Resale	Warranty Deed	\$330,700	\$206	\$242K
Jul 16, 2002	Resale	Grant Deed	\$184,761	\$115	\$160K
Jun 24, 1999	Resale	Grant Deed	\$185,000	\$115	

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
---------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------