

Single Family Residence **RESIDENTIAL**

16908 RIVER ROCK DR

LYNNWOOD, WA 98037

\$842,500 TopHap Estimate · \$495 / ft² · confidence 93 · as of Jun 23, 2026



3

BEDS

2.5

BATHS

1,701 ft²

LIVING AREA

3,485 ft²

LOT SIZE

1995

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$843K

\$784K low

\$901K high

Last Sale

\$680,000 · Apr 27, 2022

Est. Owner Equity

\$284,500

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$4,762 (2026)
Assessed Value	\$586,100
Previous Assessed	\$578,300
Assessor Market Value	\$586,100

PROPERTY FACTS

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

Porch · 173 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
Apr 26, 2022	Financing	Intrafamily Transfer			
Apr 14, 2022	Resale	Warranty Deed	\$680,000	\$400	\$558K
Aug 1, 2016	Resale	Warranty Deed	\$292,500	\$172	
Mar 15, 2008	Quitclaim	Quit Claim Transfer			
Dec 13, 2006	Resale	Warranty Deed	\$325,000	\$191	\$260K
Nov 3, 2006	Quitclaim	Quit Claim Transfer			
Nov 2, 1995	Resale	Grant Deed	\$147,300	\$87	\$144K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Meadowdale High School	High	9–12	1.0 mi
Meadowdale Middle School	Middle	7–8	1.4 mi
Meadowlake Elementary School	Elementary	KG–6	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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