

Condominium

RESIDENTIAL

16900 RIVER ROCK DR

LYNNWOOD, WA 98037

\$395,754 TopHap Estimate · \$374 / ft² · confidence 92 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,059 ft²

LIVING AREA

2.01 ac

LOT SIZE

1995

YEAR BUILT

1

STORIES

4

ROOMS

1

PARKING

VALUATION

\$396K

\$363K low

\$428K high

Last Sale

\$436,650 · May 21, 2021

Est. Owner Equity

\$115,754

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$3,780 (2026)
Assessed Value	\$465,500
Previous Assessed	\$443,500
Assessor Market Value	\$465,500

PROPERTY FACTS

Property Type	Condominium
County	SNOHOMISH
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Baseboard
Cooling	None
Fireplace	Yes
Garage	Garage, Attached
Pool	No
View	Condo

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	\$/FT ²	LOAN
May 13, 2021	Resale	Warranty Deed	\$436,650	\$412	\$280K
Jan 16, 2019	Resale	Warranty Deed	\$299,999	\$283	
Aug 24, 2016	Resale	Warranty Deed	\$250,000	\$236	\$225K
Mar 9, 2005	Resale	Warranty Deed	\$190,000	\$179	\$180K

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	1.5 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	Absentee owner
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