

Condominium

RESIDENTIAL

16900 RIVER ROCK DR

LYNNWOOD, WA 98037

\$394,075 TopHap Estimate · \$372 / ft² · confidence 90 · 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

\$394K

\$354K low

\$434K high

Last Sale

\$490,000 · Jul 13, 2022

Est. Owner Equity

\$0

Loan-to-Value

124%

TAX & ASSESSMENT

Property Tax	\$3,779 (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
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
Jul 7, 2022	Resale	Warranty Deed	\$490,000	\$463	\$501K
Mar 18, 2021	Resale	Warranty Deed	\$372,000	\$351	
Sep 20, 2004	Resale	Warranty Deed	\$180,000	\$170	
Aug 11, 2003	Resale	Grant Deed	\$152,098	\$144	

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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