

Condominium

RESIDENTIAL

16900 RIVER ROCK DR

LYNNWOOD, WA 98037

\$415,082 TopHap Estimate · \$397 / ft² · confidence 87 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,046 ft²

LIVING AREA

2.01 ac

LOT SIZE

1995

YEAR BUILT

1

STORIES

4

ROOMS

1

PARKING

VALUATION

\$415K

\$360K low

\$470K high

Last Sale

\$440,000 · Oct 25, 2024

Est. Owner Equity

\$41,082

Loan-to-Value

90%

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
Oct 17, 2024	Resale	Warranty Deed	\$440,000	\$421	\$374K
Sep 28, 2020	Resale	Warranty Deed	\$346,500	\$331	\$354K
Feb 8, 2017	Resale	Warranty Deed	\$260,000	\$249	\$208K
Nov 28, 2016	Resale	Warranty Deed	\$255,000	\$244	\$153K
Sep 28, 2007	Non-arms-length	Intrafamily Transfer	\$76,095	\$73	\$133K
Jun 28, 2001	Resale	Grant Deed	\$160,900	\$154	\$164K
Aug 15, 1996	Resale	Grant Deed	\$99,950	\$96	\$80K

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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