

Single Family Residence **RESIDENTIAL**

16827 RIVER ROCK DR

LYNNWOOD, WA 98037

\$577,619 TopHap Estimate · \$456 / ft² · confidence 84 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,268 ft²
LIVING AREA

3,049 ft²
LOT SIZE

1994
YEAR BUILT

1
STORIES

4
ROOMS

2
PARKING

VALUATION

\$578K

\$485K low

\$670K high

Last Sale

\$585,000 · Nov 18, 2024

Est. Owner Equity

\$577,619

TAX & ASSESSMENT

Property Tax	\$4,519 (2026)
Assessed Value	\$557,200
Previous Assessed	\$544,400
Assessor Market Value	\$557,200

PROPERTY FACTS

Property Type	Single Family Residence
County	SNOHOMISH
Lot (acres)	0.07
Construction	Frame (Unspecified)
Foundation	No Foundation
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Garage	Garage, Attached
Pool	No
View	Condo

Porch · 96 ft²

CLIMATE RISK

1
FLOOD

9
WILDFIRE

32
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 12, 2024	Resale	Warranty Deed	\$585,000	\$461	
Feb 24, 1999	Resale	Grant Deed	\$174,000	\$137	\$134K

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
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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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