

Single Family Residence **RESIDENTIAL**

16912 RIVER ROCK DR

LYNNWOOD, WA 98037

\$655,178 TopHap Estimate · \$385 / ft² · confidence 92 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,701 ft²
LIVING AREA

3,485 ft²
LOT SIZE

1995
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$655K

\$600K low

\$710K high

Last Sale

\$662,000 · Apr 21, 2025

Est. Owner Equity

\$655,178

TAX & ASSESSMENT

Property Tax	\$4,690 (2026)
Assessed Value	\$577,000
Previous Assessed	\$569,600
Assessor Market Value	\$577,000

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
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 17, 2025	Resale	Bargain And Sale Deed	\$662,000	\$389	
Aug 27, 2015	Resale	Warranty Deed	\$299,950	\$176	
Nov 21, 2005	Resale	Warranty Deed	\$299,900	\$176	\$240K
Apr 5, 1995	Resale	Grant Deed	\$147,339	\$87	\$118K

ASSIGNED SCHOOLS

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