

Single Family Residence **RESIDENTIAL**

16931 RIDDELL ST

EAGLE RIVER, AK 99577

\$328,357 TopHap Estimate · \$264 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,245 ft²

LIVING AREA

0.15 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

6

ROOMS

1

PARKING

Pre-foreclosure (NTS)

Auction scheduled for May 29, 2026.

VALUATION

\$328K

\$315K low

\$341K high

Est. Owner Equity	\$53,528
Loan-to-Value	86%

TAX & ASSESSMENT

Property Tax	\$4,690 (2025)
Assessed Value	\$298,700
Previous Assessed	\$287,900
Assessor Market Value	\$298,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Townhouse
County	Anchorage
Lot (acres)	0.15
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 120 ft²

Patio · 240 ft²

Porch · 32 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 30, 2023	Financing	Warranty Deed			\$275K
Sep 4, 2009	Financing	Warranty Deed			\$173K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fire Lake Elementary School	Elementary	PK–6	0.7 mi
Chugiak High School	High	9–12	2.4 mi
Mirror Lake Middle School	Middle	7–8	7.7 mi

District: Anchorage 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 99577

65 CRIME INDEX	64 AIR POLLUTION	29,285 POPULATION	\$125K MEDIAN IN-COME	35°F AVG TEMP	42% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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