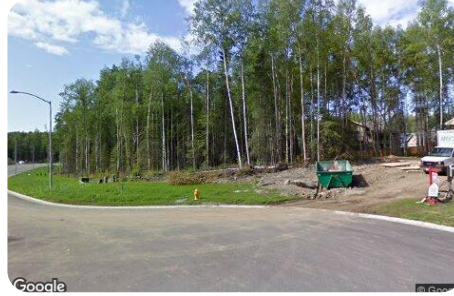


Single Family Residence **RESIDENTIAL**

16221 ROSENBURG CIR

EAGLE RIVER, AK 99577

\$602,671 TopHap Estimate · \$299 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,018 ft²

LIVING AREA

0.27 ac

LOT SIZE

2009

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$603K

\$571K low

\$634K high

Est. Owner Equity

\$174,671

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$6,832 (2025)
Assessed Value	\$545,500
Previous Assessed	\$515,600
Assessor Market Value	\$545,500

PROPERTY FACTS

Property Type	Single Family Residence
County	Anchorage
Lot (acres)	0.27
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

Deck · 70 ft²

Patio · 78 ft²

Porch · 138 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 18, 2024	Financing	Intrafamily Transfer			
May 6, 2024	Financing	Warranty Deed			\$428K
May 10, 2021	Financing	Warranty Deed			\$437K
Jul 7, 2015	Financing	Warranty Deed			\$419K
May 14, 2013	Financing	Warranty Deed			\$413K
Oct 20, 2009	Financing	Warranty Deed			\$377K
Jul 1, 2009	Financing	Warranty Deed			\$270K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Chugiak High School	High	9–12	2.7 mi
Birchwood ABC Elementary School	Elementary	PK–6	3.0 mi
Mirror Lake Middle School	Middle	7–8	8.1 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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