

Single Family Residence **RESIDENTIAL**

16140 ROSENBURG CIR

EAGLE RIVER, AK 99577

\$829,270 TopHap Estimate · \$204 / ft² · confidence 92 · as of Jul 14, 2026



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BEDS

4

BATHS

4,058 ft²

LIVING AREA

0.22 ac

LOT SIZE

2010

YEAR BUILT

2

STORIES

11

ROOMS

3

PARKING

VALUATION

\$829K

\$760K low

\$898K high

Est. Owner Equity

\$235,930

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$7,999 (2025)
Assessed Value	\$775,900
Previous Assessed	\$744,700
Assessor Market Value	\$775,900

PROPERTY FACTS

Property Type	Single Family Residence
County	Anchorage
Lot (acres)	0.22
Heating	Radiant
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

Deck · 182 ft²

Patio · 182 ft²

Porch · 49 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 8, 2020	Financing	Warranty Deed			\$593K
Mar 7, 2011	Financing	Warranty Deed			\$482K
Dec 13, 2010	Financing	Trustees Deed			\$420K
Jul 13, 2010	Financing	Warranty Deed			\$82K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Chugiak High School	High	9–12	2.8 mi
Birchwood ABC Elementary School	Elementary	PK–6	3.1 mi
Mirror Lake Middle School	Middle	7–8	8.2 mi

District: Anchorage School District



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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