

Single Family Residence **RESIDENTIAL**

16616 EAGLE RIDGE DR

MINNETONKA, MN 55345

\$627,759 TopHap Estimate · \$388 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

4.3

BATHS

1,620 ft²

LIVING AREA

0.54 ac

LOT SIZE

1967

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$628K

\$561K low

\$695K high

Last Sale

\$619,000 · Jul 8, 2025

Est. Owner Equity

\$627,759

TAX & ASSESSMENT

Property Tax	\$7,069 (2025)
Assessed Value	\$517,600
Previous Assessed	\$508,800
Assessor Market Value	\$517,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	HENNEPIN
Lot (acres)	0.54
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Electric
Cooling	Package
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Lake

Deck · 234 ft²

Patio · 234 ft²

Porch · 208 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 4, 2026	Non-arms-length	Warranty Deed	\$500	\$0	
Jul 1, 2025	Resale	Warranty Deed	\$619,000	\$382	\$569K
Mar 13, 2025	Resale	Warranty Deed	\$425,000	\$262	
Jul 28, 2015	Resale	Grant Deed	\$220,000	\$136	
Oct 1, 2014	Resale	Grant Deed	\$370,000	\$228	
Aug 30, 2013	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Minnetonka Middle School East	Middle	6–8	0.3 mi
Groveland Elementary	Elementary	KG–5	1.3 mi

Minnetonka High School	High	9–12	1.4 mi
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District: Minnetonka Public 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 55345

60 CRIME INDEX	94 AIR POLLUTION	22,380 POPULATION	\$130K MEDIAN IN-COME	45°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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