

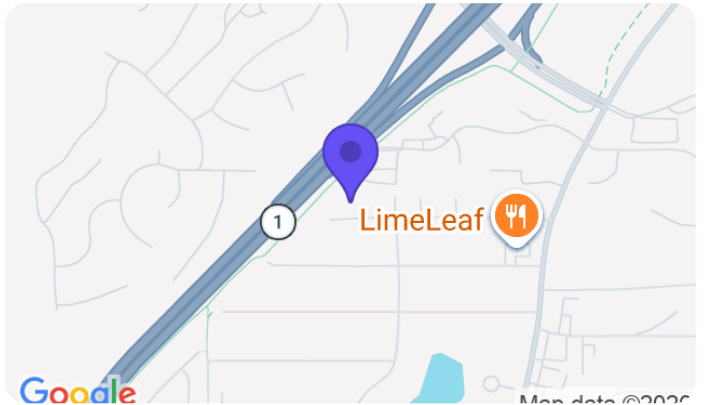
Single Family Residence

RESIDENTIAL

16705 RIDDELL CIR

EAGLE RIVER, AK 99577

\$373,212 TopHap Estimate · \$235 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,586 ft²

LIVING AREA

0.19 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$373K

\$361K low

\$385K high

Last Sale

\$425,353 · Mar 24, 2026

Est. Owner Equity

\$53,397

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax	\$5,567 (2024)
Assessed Value	\$347,800
Previous Assessed	\$344,300
Assessor Market Value	\$347,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	ANCHORAGE
Lot (acres)	0.19
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck · 44 ft²

Patio · 140 ft²

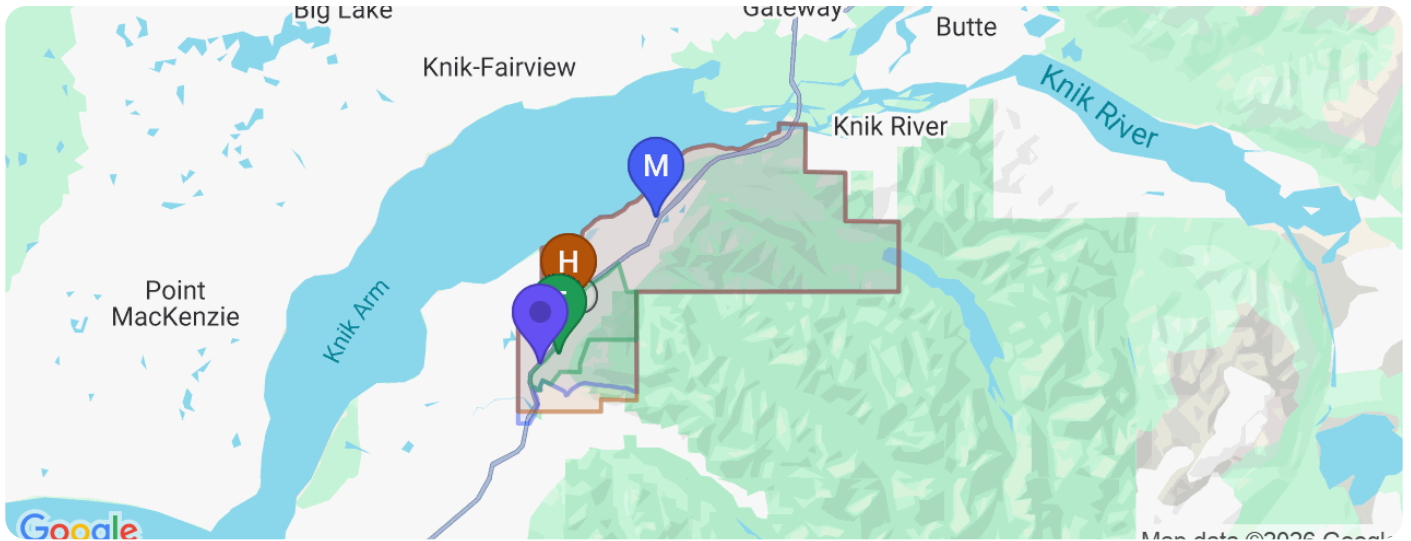
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 20, 2026	Financing	Warranty Deed			\$320K
Aug 3, 2018	Financing	Warranty Deed			\$306K
Aug 25, 2016	Financing	Intrafamily Transfer			\$258K
May 8, 2013	Financing	Warranty Deed			\$270K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fire Lake Elementary School	Elementary	PK–6	0.9 mi
Chugiak High School	High	9–12	2.5 mi
Mirror Lake Middle School	Middle	7–8	7.8 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	Absentee owner
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