

Single Family Residence **RESIDENTIAL**

16812 RIDDELL ST

EAGLE RIVER, AK 99577

\$412,608 TopHap Estimate · \$279 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,480 ft²

LIVING AREA

0.29 ac

LOT SIZE

1985

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$413K

\$404K low

\$421K high

Est. Owner Equity

\$6,308

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$4,664 (2025)
Assessed Value	\$372,100
Previous Assessed	\$368,400
Assessor Market Value	\$372,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Anchorage
Lot (acres)	0.29
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 40 ft²

Shed · 96 ft²

Patio · 360 ft²

Porch · 32 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 8, 2023	Financing	Intrafamily Transfer			
Apr 23, 2015	Financing	Intrafamily Transfer			\$226K
Aug 25, 2011	Financing	Warranty Deed			\$249K
Jul 2, 1998	Financing	Grant Deed			\$139K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fire Lake Elementary School	Elementary	PK–6	0.8 mi
Chugiak High School	High	9–12	2.4 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	Owner occupied
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