

Condominium

RESIDENTIAL

16613 RIVERS EDGE LN

EAGLE RIVER, AK 99577

\$309,165 TopHap Estimate · \$215 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

2.5

BATHS

1,440 ft²

LIVING AREA

2001

YEAR BUILT

2

STORIES

4

ROOMS

2

PARKING

VALUATION

\$309K

\$292K low

\$326K high

Last Sale

\$259,350 · Aug 29, 2025

Est. Owner Equity

\$309,165

TAX & ASSESSMENT

Property Tax	\$2,811 (2024)
Assessed Value	\$271,000
Previous Assessed	\$251,000
Assessor Market Value	\$271,000

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	ANCHORAGE
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Spa/Hot Tub (Only)

Deck · 15 ft²

Patio · 39 ft²

Porch · 78 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 28, 2025	Financing	Warranty Deed			
Aug 23, 2012	Financing	Warranty Deed			\$211K
May 13, 2010	Quitclaim	Quit Claim Transfer			\$168K
Mar 23, 2005	Financing	Intrafamily Transfer			\$167K
Mar 26, 2002	Financing	Grant Deed			\$164K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Eagle River Elementary School	Elementary	PK–6	0.6 mi
Gruening Middle School	Middle	7–8	4.2 mi
Chugiak High School	High	9–12	4.2 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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