

Single Family Residence **RESIDENTIAL**

16838 RIDDELL ST

EAGLE RIVER, AK 99577

\$446,910 TopHap Estimate · \$270 / ft² · confidence 94 · as of Jul 14, 2026



5
BEDS

3
BATHS

1,654 ft²
LIVING AREA

0.3 ac
LOT SIZE

1979
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$447K

\$418K low

\$475K high

Est. Owner Equity

\$28,095

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$5,676 (2025)
Assessed Value	\$361,500
Previous Assessed	\$351,600
Assessor Market Value	\$361,500

PROPERTY FACTS

Property Type	Single Family Residence
County	Anchorage
Lot (acres)	0.30
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 120 ft²

Patio · 120 ft²

Porch · 96 ft²

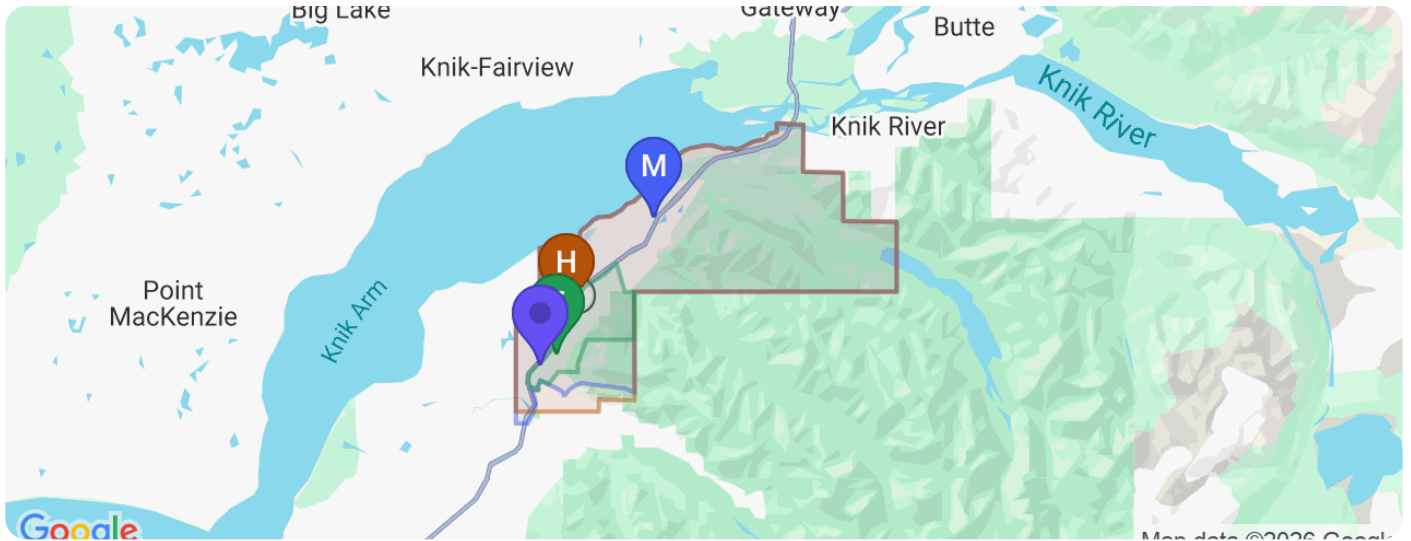
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 20, 2024	Financing	Warranty Deed			\$419K
Oct 4, 2017	Financing	Personal Representative Deed			\$317K
Sep 12, 2012	Financing	Grant Deed			\$159K

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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