

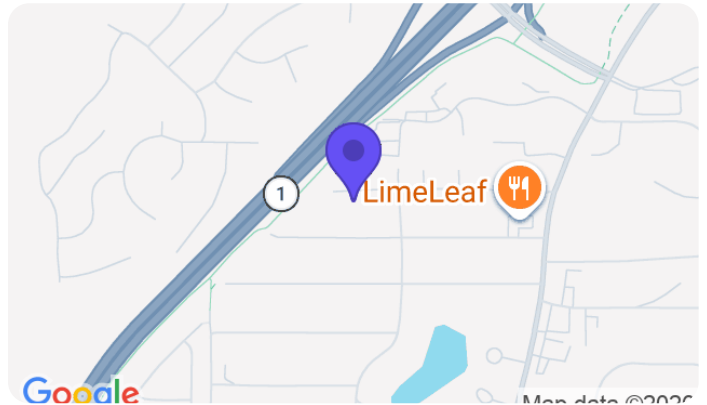
Single Family Residence

RESIDENTIAL

16706 RIDDELL CIR

EAGLE RIVER, AK 99577

\$425,035 TopHap Estimate · \$268 / ft² · confidence 97 · as of Jun 23, 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

\$425K

\$412K low

\$438K high

Est. Owner Equity

\$62,382

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$5,473 (2025)
Assessed Value	\$348,600
Previous Assessed	\$345,100
Assessor Market Value	\$348,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Anchorage
Lot (acres)	0.18
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck · 24 ft²

Patio · 222 ft²

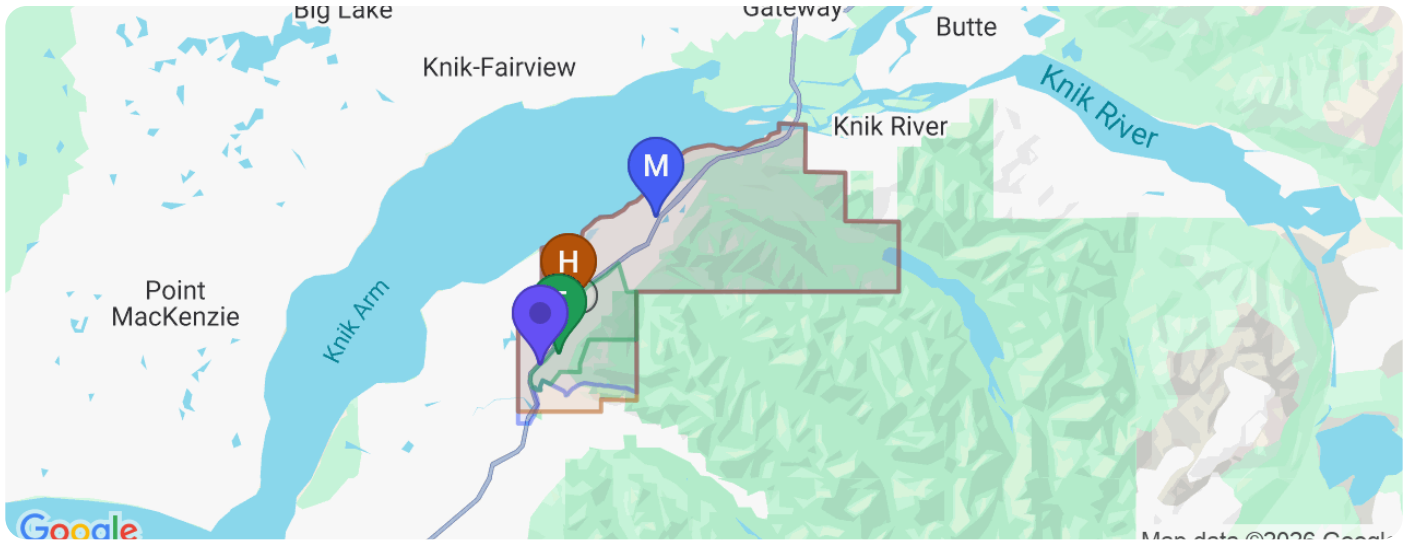
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 7, 2022	Financing	Intrafamily Transfer			\$363K
Aug 26, 2015	Financing	Warranty Deed			\$301K

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	7.9 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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