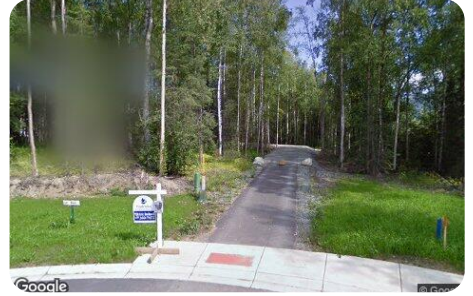


Single Family Residence **RESIDENTIAL**

16245 ROSENBURG CIR

EAGLE RIVER, AK 99577

\$655,565 TopHap Estimate · \$286 / ft² · confidence 97 · as of Jun 23, 2026



4

BEDS

3

BATHS

2,292 ft²

LIVING AREA

0.21 ac

LOT SIZE

2011

YEAR BUILT

2

STORIES

8

ROOMS

3

PARKING

VALUATION

\$656K

\$636K low

\$675K high

Est. Owner Equity

\$255,565

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$8,137 (2025)
Assessed Value	\$560,400
Previous Assessed	\$538,100
Assessor Market Value	\$560,400

PROPERTY FACTS

Property Type	Single Family Residence
County	Anchorage
Lot (acres)	0.21
Heating	Forced Air
Fireplace	Yes
Pool	No

Deck · 120 ft²

Patio · 120 ft²

Porch · 52 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 8, 2021	Financing	Warranty Deed			\$400K
Jun 4, 2015	Financing	Warranty Deed			\$450K
Aug 31, 2011	Financing	Warranty Deed			\$315K
Aug 31, 2011	Quitclaim	Quit Claim Transfer			
May 11, 2011	Financing	Warranty Deed			\$328K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Chugiak High School	High	9–12	2.7 mi
Birchwood ABC Elementary School	Elementary	PK–6	3.0 mi
Mirror Lake Middle School	Middle	7–8	8.1 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
-------------------	---------------------	----------------------	--------------------------	------------------	-----------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------