

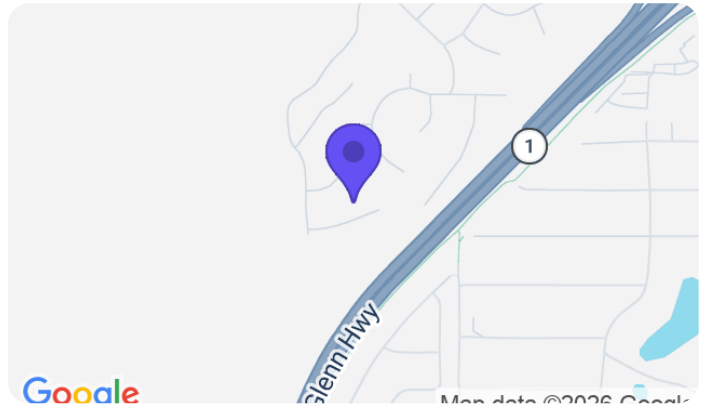
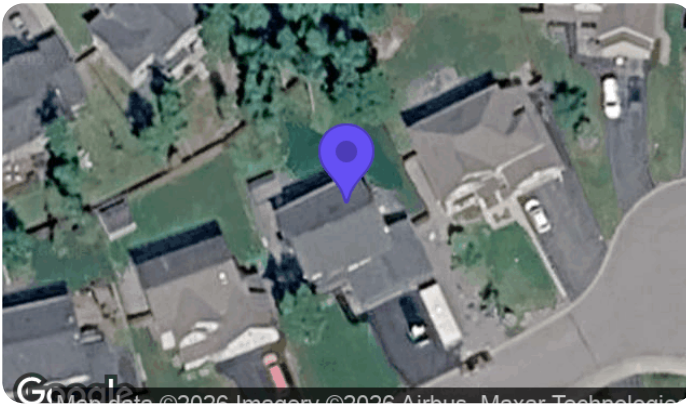
Single Family Residence

RESIDENTIAL

16187 ROSENBERG CIR

EAGLE RIVER, AK 99577

\$613,869 TopHap Estimate · \$268 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,291 ft²

LIVING AREA

0.2 ac

LOT SIZE

2011

YEAR BUILT

2

STORIES

7

ROOMS

3

PARKING

VALUATION

\$614K

\$570K low

\$658K high

Est. Owner Equity

\$101,881

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$8,111 (2025)
Assessed Value	\$558,600
Previous Assessed	\$534,500
Assessor Market Value	\$558,600

PROPERTY FACTS

Property Type	Single Family Residence
County	Anchorage
Lot (acres)	0.20
Heating	Forced Air
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

Deck · 120 ft²

Patio · 120 ft²

Porch · 68 ft²

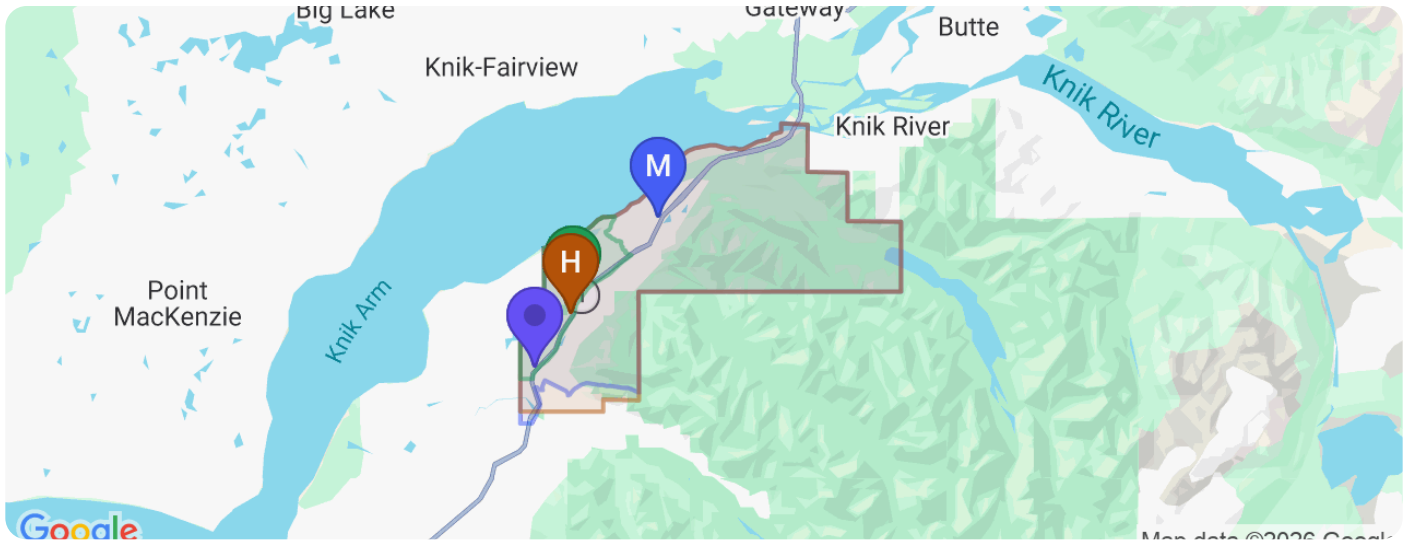
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 26, 2022	Financing	Warranty Deed			\$512K
Dec 22, 2011	Quitclaim	Quit Claim Transfer			
Dec 22, 2011	Financing	Warranty Deed			\$397K
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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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