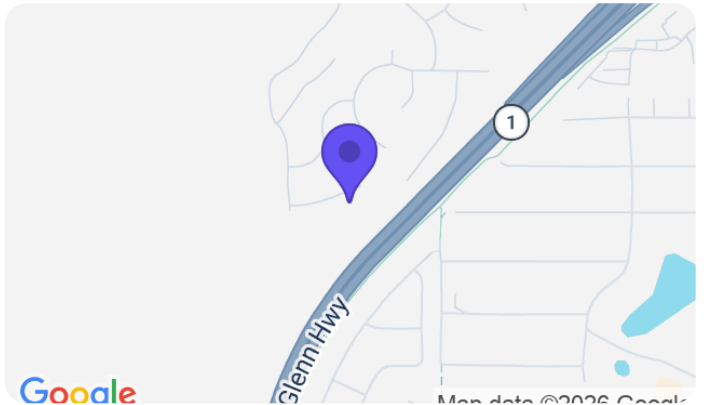
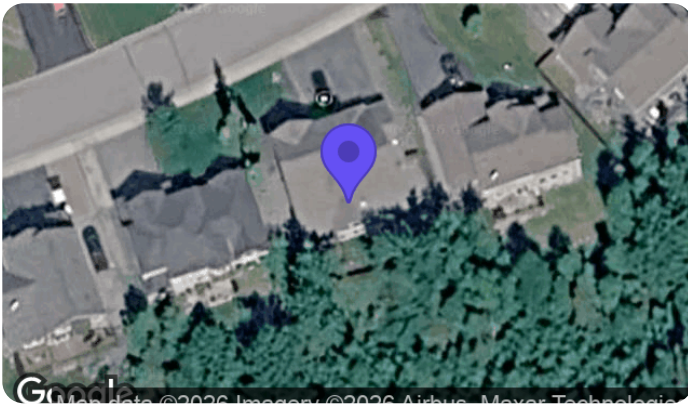


Single Family Residence **RESIDENTIAL**

16188 ROSENBURG CIR

EAGLE RIVER, AK 99577

\$674,337 TopHap Estimate · \$288 / ft² · confidence 97 · as of Jul 14, 2026



4
BEDS

3
BATHS

2,344 ft²
LIVING AREA

0.23 ac
LOT SIZE

2012
YEAR BUILT

2
STORIES

7
ROOMS

3
PARKING

VALUATION

\$674K

\$656K low

\$692K high

Est. Owner Equity

\$228,177

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$7,431 (2025)
Assessed Value	\$586,800
Previous Assessed	\$563,200
Assessor Market Value	\$586,800

PROPERTY FACTS

Property Type	Single Family Residence
County	Anchorage
Lot (acres)	0.23
Heating	Forced Air
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

Deck · 164 ft²

Patio · 164 ft²

Porch · 132 ft²

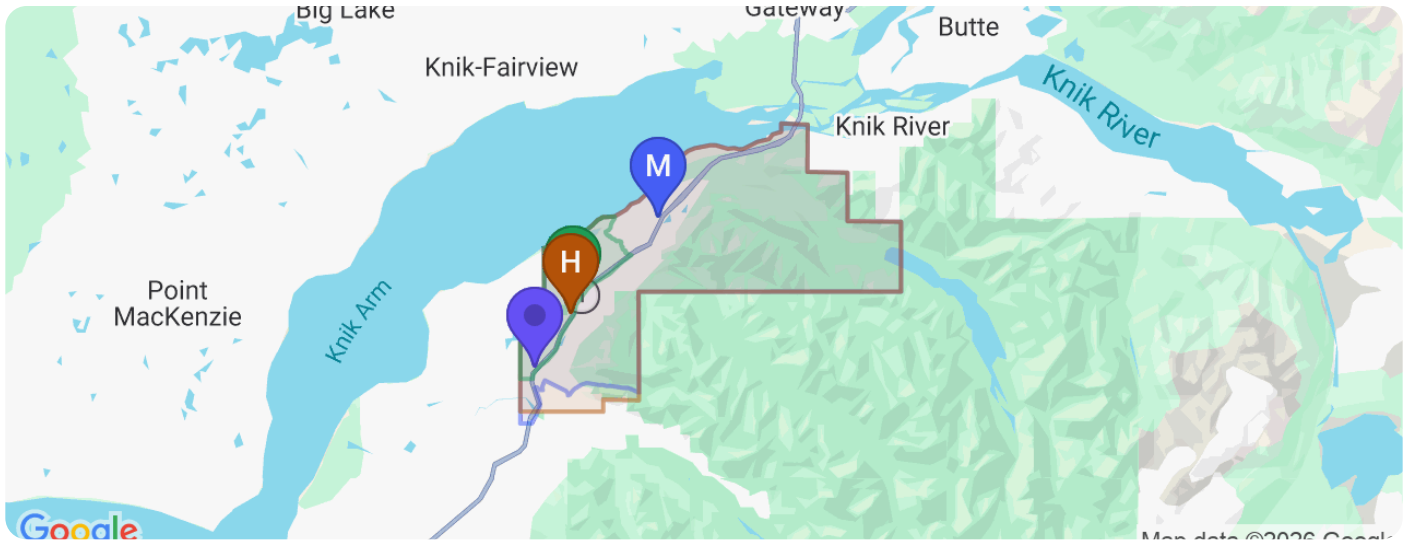
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 11, 2024	Financing	Warranty Deed			\$446K
May 27, 2021	Financing	Warranty Deed			\$446K
Aug 13, 2013	Financing	Warranty Deed			\$506K
Sep 10, 2012	Quitclaim	Quit Claim Transfer			\$356K
May 11, 2011	Recorded document	Warranty Deed			

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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