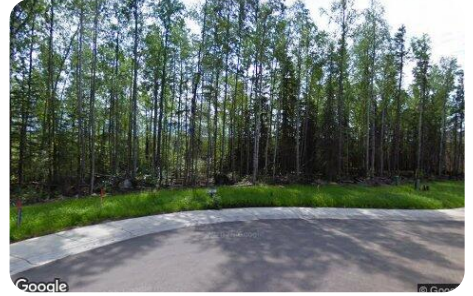


Single Family Residence **RESIDENTIAL**

16220 ROSENBURG CIR

EAGLE RIVER, AK 99577

\$647,948 TopHap Estimate · \$251 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,586 ft²

LIVING AREA

0.22 ac

LOT SIZE

2012

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$648K

\$616K low

\$680K high

Est. Owner Equity

\$202,948

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$8,329 (2025)
Assessed Value	\$573,600
Previous Assessed	\$551,100
Assessor Market Value	\$573,600

PROPERTY FACTS

Property Type	Single Family Residence
County	Anchorage
Lot (acres)	0.21
Heating	Forced Air
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

Deck · 12 ft²

Patio · 12 ft²

Porch · 201 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 23, 2022	Financing	Warranty Deed			\$325K
Feb 16, 2017	Financing	Warranty Deed			\$437K
Dec 6, 2012	Financing	Warranty Deed			\$412K
May 18, 2012	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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