

Single Family Residence **RESIDENTIAL**

16733 RIDDELL CIR

EAGLE RIVER, AK 99577

\$417,784 TopHap Estimate · \$263 / ft² · confidence 97 · as of Jun 23, 2026



3

BEDS

2

BATHS

1,586 ft²

LIVING AREA

0.18 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$418K

\$405K low

\$430K high

Est. Owner Equity

\$143,575

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$5,501 (2025)
Assessed Value	\$350,400
Previous Assessed	\$347,000
Assessor Market Value	\$350,400

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 · 88 ft²

Patio · 88 ft²

Porch · 144 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 7, 2011	Financing	Warranty Deed			\$253K
Oct 10, 2008	Financing	Warranty Deed			\$235K
Jul 1, 2002	Financing	Grant Deed			\$168K
May 2, 2000	Financing	Grant Deed			\$113K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fire Lake Elementary School	Elementary	PK–6	0.8 mi
Chugiak High School	High	9–12	2.4 mi
Mirror Lake Middle School	Middle	7–8	7.8 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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