

Single Family Residence **RESIDENTIAL**

13048 RIDD CIR

EAGLE RIVER, AK 99577

\$373,015 TopHap Estimate · \$274 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,360 ft²
LIVING AREA

0.16 ac
LOT SIZE

1983
YEAR BUILT

2
STORIES

6
ROOMS

2
PARKING

VALUATION

\$373K

\$359K low

\$387K high

Est. Owner Equity

\$135,515

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$3,826 (2025)
Assessed Value	\$318,700
Previous Assessed	\$307,200
Assessor Market Value	\$318,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Townhouse
County	Anchorage
Lot (acres)	0.17
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck · 78 ft²

Patio · 158 ft²

Porch · 80 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 9, 2014	Financing	Warranty Deed			\$238K
Jun 24, 2008	Financing	Warranty Deed			\$218K
Nov 3, 2005	Financing	Warranty Deed			\$156K
Jul 31, 1998	Financing	Grant Deed			\$114K

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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