

Single Family Residence **RESIDENTIAL**

13049 RIDD CIR

EAGLE RIVER, AK 99577

\$360,346 TopHap Estimate · \$275 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,312 ft²

LIVING AREA

0.13 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$360K

\$348K low

\$372K high

Est. Owner Equity

\$150,741

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$3,766 (2025)
Assessed Value	\$314,900
Previous Assessed	\$303,200
Assessor Market Value	\$314,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Townhouse
County	Anchorage
Lot (acres)	0.13
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck · 99 ft²

Patio · 99 ft²

Porch · 162 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 22, 2022	Financing	Warranty Deed			\$210K
Jun 10, 2008	Financing	Warranty Deed			\$219K
May 16, 2006	Financing	Warranty Deed			\$215K
Nov 24, 1998	Financing	Grant Deed			\$128K

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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