

Condominium

RESIDENTIAL

16640 RIVERS EDGE LN

EAGLE RIVER, AK 99577

\$325,162 TopHap Estimate · \$226 / ft² · confidence 96 · as of Jun 23, 2026



2

BEDS

2.5

BATHS

1,440 ft²

LIVING AREA

2002

YEAR BUILT

2

STORIES

4

ROOMS

2

PARKING

VALUATION

\$325K

\$312K low

\$338K high

Est. Owner Equity

\$108,707

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$4,225 (2025)
Assessed Value	\$272,600
Previous Assessed	\$250,800
Assessor Market Value	\$272,600

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	ANCHORAGE
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Spa/Hot Tub (Only)

Deck · 15 ft²

Patio · 39 ft²

Porch · 78 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 15, 2025	Financing	Correction Deed			
Jul 10, 2025	Quitclaim	Quit Claim Transfer			
Aug 14, 2024	Financing	Transfer On Death Deed			
Sep 19, 2016	Financing	Intrafamily Transfer			\$216K
Jun 11, 2015	Financing	Grant Deed			\$209K
Oct 15, 2014	Recorded document	Grant Deed			
Oct 3, 2014	Foreclosure sale	Trustees Deed	\$187,110	\$130	
Nov 2, 2007	Financing	Warranty Deed			\$225K
Jun 29, 2005	Financing	Warranty Deed			\$163K
Apr 10, 2003	Financing	Grant Deed			\$185K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Eagle River Elementary School	Elementary	PK–6	0.6 mi
Gruening Middle School	Middle	7–8	4.2 mi

Chugiak High School	High	9–12	4.2 mi
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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	Absentee owner
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