

Single Family Residence **RESIDENTIAL**

16627 RIDDELL CIR

EAGLE RIVER, AK 99577

\$416,189 TopHap Estimate · \$272 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,532 ft²

LIVING AREA

0.19 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$416K

\$392K low

\$441K high

Est. Owner Equity

\$0

Loan-to-Value

101%

TAX & ASSESSMENT

Property Tax	\$4,101 (2025)
Assessed Value	\$336,200
Previous Assessed	\$332,900
Assessor Market Value	\$336,200

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 · 40 ft²

Patio · 101 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 9, 2023	Financing	Warranty Deed			\$366K
Oct 7, 2020	Financing	Warranty Deed			\$310K
Jun 26, 2019	Financing	Warranty Deed			\$277K
Nov 8, 2013	Financing	Warranty Deed			\$275K
Aug 25, 2006	Financing	Warranty Deed			\$239K
Feb 18, 2004	Financing	Grant Deed			\$189K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fire Lake Elementary School	Elementary	PK–6	0.9 mi
Chugiak High School	High	9–12	2.5 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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