

Single Family Residence **RESIDENTIAL**

13046 RIDD CIR

EAGLE RIVER, AK 99577

\$350,464 TopHap Estimate · \$258 / ft² · confidence 96 · as of Jul 14, 2026

3
BEDS

2
BATHS

1,360 ft²
LIVING AREA

0.1 ac
LOT SIZE

1983
YEAR BUILT

2
STORIES

6
ROOMS

2
PARKING

VALUATION

\$350K

\$338K low

\$363K high

Est. Owner Equity

\$103,234

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$3,704 (2025)
Assessed Value	\$310,900
Previous Assessed	\$299,100
Assessor Market Value	\$310,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Townhouse
County	Anchorage
Lot (acres)	0.10
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck · 40 ft²

Patio · 118 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 21, 2015	Financing	Warranty Deed			\$244K
Aug 24, 2007	Recorded document	Grant Deed			
Aug 22, 2007	Financing	Warranty Deed			\$223K
Jan 27, 2003	Financing	Grant Deed			\$128K
Nov 8, 2002	Recorded document	Grant Deed			
Aug 23, 2002	Non-arms-length	Trustees Deed	\$135,675	\$100	
Nov 9, 2000	Financing	Grant Deed			\$129K

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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