

Single Family Residence **RESIDENTIAL**

# 13034 RIDD CIR

EAGLE RIVER, AK 99577

**\$378,974** TopHap Estimate · \$279 / ft<sup>2</sup> · confidence 97 · as of Jun 23, 2026



**3**

BEDS

**2**

BATHS

**1,360 ft<sup>2</sup>**

LIVING AREA

**0.13 ac**

LOT SIZE

**1983**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$379K**

\$368K low

\$390K high

Est. Owner Equity

**\$249,774**

Loan-to-Value

**34%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,927 (2025) |
| Assessed Value        | \$313,800      |
| Previous Assessed     | \$302,200      |
| Assessor Market Value | \$313,800      |

## 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 · 192 ft²

Patio · 296 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE | \$/FT² | LOAN   |
|--------------|-----------|---------------|-------|--------|--------|
| Aug 29, 2013 | Financing | Warranty Deed |       |        | \$129K |
| May 28, 2004 | Financing | Grant Deed    |       |        | \$154K |

## 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>65</b><br>CRIME INDEX | <b>64</b><br>AIR POLLUTION | <b>29,285</b><br>POPULATION | <b>\$125K</b><br>MEDIAN IN-COME | <b>35°F</b><br>AVG TEMP | <b>42%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|