

Single Family Residence **RESIDENTIAL**

13042 RIDD CIR

EAGLE RIVER, AK 99577

\$336,328 TopHap Estimate · \$247 / ft² · confidence 97 · 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

\$336K

\$326K low

\$346K high

Est. Owner Equity **\$47,284**

Loan-to-Value **91%**

TAX & ASSESSMENT

Property Tax **\$3,617 (2025)**

Assessed Value **\$305,400**

Previous Assessed **\$293,900**

Assessor Market Value **\$305,400**

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 · 155 ft²

Patio · 259 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 1, 2022	Financing	Warranty Deed			\$289K
Jun 21, 2018	Financing	Warranty Deed			\$252K
Jun 7, 2011	Financing	Warranty Deed			\$202K
Feb 18, 2004	Quitclaim	Quit Claim Transfer			
Apr 30, 2004	Recorded document	Grant Deed			
Mar 27, 2001	Financing	Grant Deed			\$139K

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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