

Single Family Residence **RESIDENTIAL**

16636 RIDDELL CIR

EAGLE RIVER, AK 99577

\$399,804 TopHap Estimate · \$261 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,532 ft²

LIVING AREA

0.18 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$400K

\$386K low

\$414K high

Est. Owner Equity

\$36,639

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$4,267 (2025)
Assessed Value	\$346,800
Previous Assessed	\$343,600
Assessor Market Value	\$346,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Anchorage
Lot (acres)	0.17
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck · 75 ft²

Patio · 207 ft²

Porch · 24 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 26, 2021	Financing	Warranty Deed			\$363K
Aug 9, 2018	Financing	Warranty Deed			\$316K
Aug 5, 2005	Financing	Warranty Deed			\$85K

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	7.9 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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