

Single Family Residence **RESIDENTIAL**

16714 RIDDELL CIR

EAGLE RIVER, AK 99577

\$415,575 TopHap Estimate · \$269 / ft² · confidence 97 · as of Jun 23, 2026



3

BEDS

2

BATHS

1,544 ft²

LIVING AREA

0.19 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$416K

\$403K low

\$428K high

Est. Owner Equity

\$119,550

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$5,357 (2025)
Assessed Value	\$341,200
Previous Assessed	\$337,800
Assessor Market Value	\$341,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Anchorage
Lot (acres)	0.19
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck · 100 ft²

Patio · 100 ft²

Porch · 30 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 20, 2019	Financing	Warranty Deed			\$289K
May 5, 2011	Financing	Warranty Deed			\$265K
Jun 27, 2005	Financing	Warranty Deed			\$234K

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	Absentee owner
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