

Single Family Residence **RESIDENTIAL**

16624 RIDDELL CIR

EAGLE RIVER, AK 99577

\$407,541 TopHap Estimate · \$238 / ft² · confidence 97 · as of Jun 23, 2026



3

BEDS

2

BATHS

1,712 ft²

LIVING AREA

0.52 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$408K

\$395K low

\$420K high

Est. Owner Equity

\$69,459

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$5,738 (2025)
Assessed Value	\$365,500
Previous Assessed	\$361,900
Assessor Market Value	\$365,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Anchorage
Lot (acres)	0.52
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck · 40 ft²

Patio · 40 ft²

Porch · 24 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 4, 2018	Financing	Warranty Deed			\$320K
Apr 14, 2015	Financing	Warranty Deed			\$281K
Feb 5, 2003	Financing	Grant Deed			\$178K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fire Lake Elementary School	Elementary	PK–6	1.0 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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