

Single Family Residence **RESIDENTIAL**

16642 RIDDELL CIR

EAGLE RIVER, AK 99577

\$405,650 TopHap Estimate · \$253 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,601 ft²

LIVING AREA

0.18 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$406K

\$386K low

\$425K high

Est. Owner Equity

\$108,650

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$5,676 (2025)
Assessed Value	\$361,500
Previous Assessed	\$357,800
Assessor Market Value	\$361,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Anchorage
Lot (acres)	0.18
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Basement
Pool	No

[Sauna](#)
[Deck · 120 ft²](#)
[Patio · 120 ft²](#)
[Porch · 25 ft²](#)

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 11, 2020	Quitclaim	Quit Claim Transfer			\$297K
Jul 18, 2018	Financing	Warranty Deed			\$299K
Jul 17, 2015	Quitclaim	Quit Claim Transfer			
Aug 21, 2003	Financing	Grant Deed			\$209K

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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