

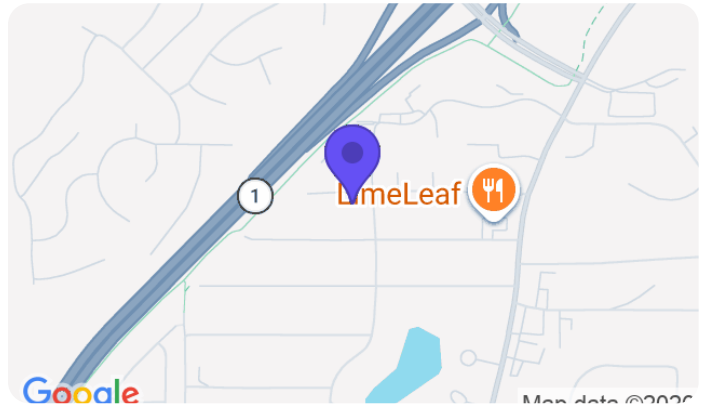
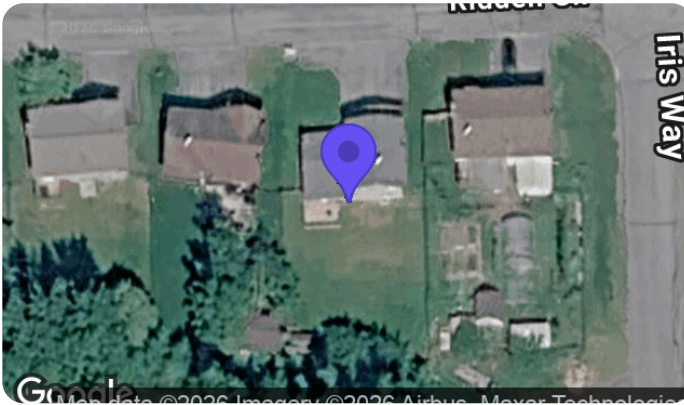
Single Family Residence

RESIDENTIAL

16734 RIDDELL CIR

EAGLE RIVER, AK 99577

\$412,575 TopHap Estimate · \$289 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,426 ft²

LIVING AREA

0.2 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$413K

\$395K low

\$430K high

Last Sale

\$408,436 · Apr 21, 2026

Est. Owner Equity

\$0

Loan-to-Value

101%

TAX & ASSESSMENT

Property Tax	\$5,470 (2025)
Assessed Value	\$348,400
Previous Assessed	\$344,800
Assessor Market Value	\$348,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	ANCHORAGE
Lot (acres)	0.20
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck · 104 ft²

Patio · 336 ft²

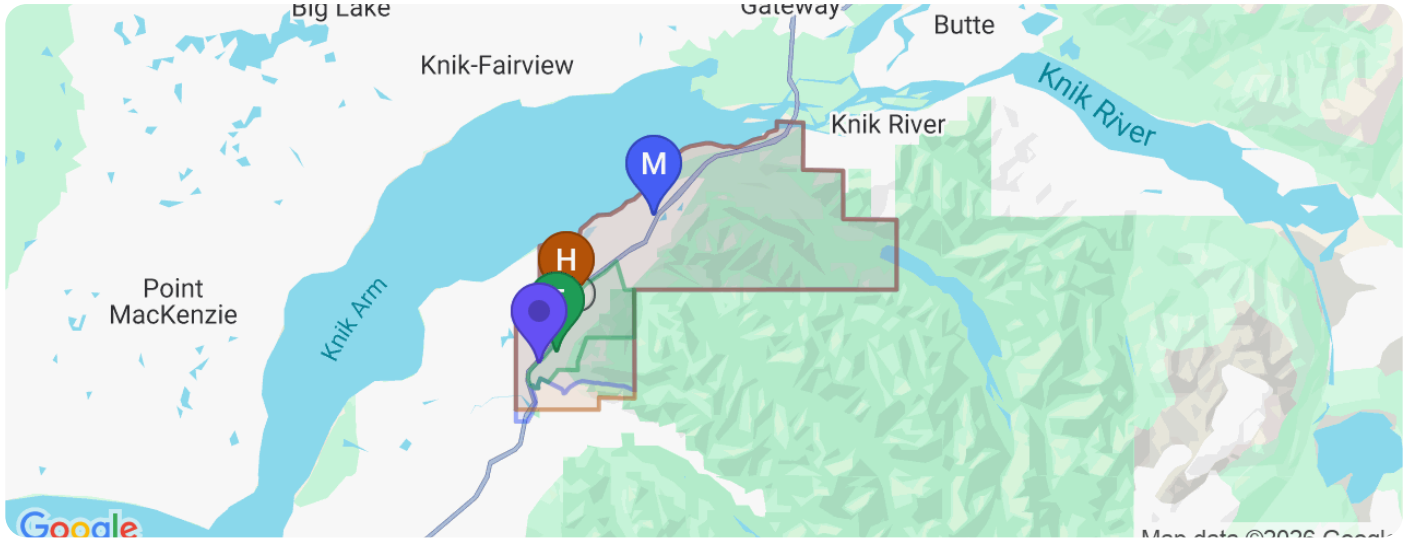
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 25, 2026	Resale	Warranty Deed	\$408,436	\$286	\$417K
Apr 27, 2022	Financing	Warranty Deed			\$238K
Jul 22, 2020	Financing	Warranty Deed			\$311K
Dec 12, 2014	Financing	Warranty Deed			\$269K
Jul 15, 2003	Financing	Grant Deed			\$186K
Mar 9, 2000	Financing	Grant Deed			\$149K
Nov 26, 1999	Financing	Grant Deed			\$145K
Jul 7, 1999	Financing	Grant Deed			\$153K

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	Owner occupied
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