

Single Family Residence **RESIDENTIAL**

16744 RIDDELL CIR

EAGLE RIVER, AK 99577

\$401,928 TopHap Estimate · \$260 / ft² · confidence 97 · as of Jun 23, 2026



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3

BEDS

2

BATHS

1,544 ft²

LIVING AREA

0.23 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$402K

\$390K low

\$414K high

Est. Owner Equity

\$227,260

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$2,219 (2025)
Assessed Value	\$358,600
Previous Assessed	\$355,300
Assessor Market Value	\$358,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Anchorage
Lot (acres)	0.23
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Shed · 168 ft²

Porch · 156 ft²

Greenhouse

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 9, 2003	Financing	Grant Deed			\$195K

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



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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