

Single Family Residence **RESIDENTIAL**

13050 RIDD CIR

EAGLE RIVER, AK 99577

\$361,166 TopHap Estimate · \$269 / ft² · confidence 97 · as of Jun 23, 2026



3
BEDS

2
BATHS

1,344 ft²
LIVING AREA

0.14 ac
LOT SIZE

1984
YEAR BUILT

2
STORIES

6
ROOMS

2
PARKING

VALUATION

\$361K

\$350K low

\$372K high

Est. Owner Equity

\$150,966

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$4,924 (2025)
Assessed Value	\$313,600
Previous Assessed	\$302,200
Assessor Market Value	\$313,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Townhouse
County	Anchorage
Lot (acres)	0.14
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Patio · 140 ft²

Porch · 140 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 23, 2012	Financing	Intrafamily Transfer			\$210K
Jul 27, 2009	Financing	Warranty Deed			\$220K
Aug 16, 2002	Financing	Grant Deed			\$149K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fire Lake Elementary School	Elementary	PK–6	0.8 mi
Chugiak High School	High	9–12	2.4 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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