

Single Family Residence **RESIDENTIAL**

16724 RIDDELL CIR

EAGLE RIVER, AK 99577

\$343,837 TopHap Estimate · \$215 / ft² · confidence 87 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,601 ft²
LIVING AREA

0.19 ac
LOT SIZE

1983
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$344K

\$301K low

\$387K high

Est. Owner Equity

\$0

Loan-to-Value

103%

TAX & ASSESSMENT

Property Tax	\$4,382 (2025)
Assessed Value	\$354,100
Previous Assessed	\$350,500
Assessor Market Value	\$354,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Anchorage
Lot (acres)	0.19
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck · 40 ft²

Patio · 526 ft²

Porch · 25 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 8, 2024	Financing	Warranty Deed			\$349K
Mar 2, 2021	Financing	Warranty Deed			\$306K
Feb 5, 2016	Financing	Warranty Deed			\$277K
Jul 2, 2012	Financing	Warranty Deed			\$247K
Apr 16, 1999	Financing	Grant Deed			\$138K

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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------