

Single Family Residence **RESIDENTIAL**

16725 RIDDELL CIR

EAGLE RIVER, AK 99577

\$400,282 TopHap Estimate · \$259 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,544 ft²

LIVING AREA

0.18 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$400K

\$386K low

\$414K high

Est. Owner Equity

\$102,782

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$1,978 (2025)
Assessed Value	\$351,000
Previous Assessed	\$347,400
Assessor Market Value	\$351,000

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

Deck · 240 ft²

Patio · 240 ft²

Porch · 26 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 22, 2024	Financing	Intrafamily Transfer			
Nov 4, 2021	Financing	Warranty Deed			\$298K
May 15, 2015	Quitclaim	Quit Claim Transfer			
May 14, 2013	Financing	Warranty Deed			\$274K
May 14, 2001	Financing	Grant Deed			\$159K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fire Lake Elementary School	Elementary	PK–6	0.9 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	Owner occupied
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