

Single Family Residence **RESIDENTIAL**

13047 RIDD CIR

EAGLE RIVER, AK 99577

\$368,794 TopHap Estimate · \$264 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,396 ft²

LIVING AREA

0.15 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

Pre-foreclosure (NTS)

Auction scheduled for Jun 2, 2026.

VALUATION

\$369K

\$353K low

\$384K high

Last Sale	\$212,000 · Sep 28, 2006
Est. Owner Equity	\$173,622
Loan-to-Value	53%

TAX & ASSESSMENT

Property Tax	\$3,868 (2025)
Assessed Value	\$321,400
Previous Assessed	\$309,700
Assessor Market Value	\$321,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Townhouse
County	ANCHORAGE
Lot (acres)	0.15
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 165 ft²

Patio · 268 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 22, 2006	Financing	Warranty Deed			\$170K

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	7.7 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
-----------	-----------------------