

Single Family Residence **RESIDENTIAL**

16626 RIDDELL CIR

EAGLE RIVER, AK 99577

\$390,086 TopHap Estimate · \$244 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,601 ft²

LIVING AREA

0.26 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$390K

\$381K low

\$399K high

Est. Owner Equity

\$36,086

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$5,410 (2025)
Assessed Value	\$344,600
Previous Assessed	\$341,200
Assessor Market Value	\$344,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Anchorage
Lot (acres)	0.26
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck · 40 ft²

Patio · 40 ft²

Porch · 25 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 19, 2022	Financing	Warranty Deed			\$354K
Jun 15, 2017	Financing	Warranty Deed			\$280K
Feb 26, 2016	Financing	Intrafamily Transfer			\$225K
Jul 18, 2006	Financing	Warranty Deed			\$200K
Jun 20, 2003	Financing	Grant Deed			\$196K
Mar 16, 2000	Financing	Grant Deed			\$152K

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	7.9 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
-----------	----------------