

Single Family Residence **RESIDENTIAL**

21200 RIVER PARK DR

EAGLE RIVER, AK 99577

\$467,750 TopHap Estimate · \$233 / ft² · confidence 97 · as of Jun 23, 2026



3

BEDS

3

BATHS

2,004 ft²

LIVING AREA

0.93 ac

LOT SIZE

1997

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

VALUATION

\$468K

\$454K low

\$482K high

Est. Owner Equity

\$0

Loan-to-Value

117%

TAX & ASSESSMENT

Property Tax	\$8,226 (2025)
Assessed Value	\$530,700
Previous Assessed	\$507,500
Assessor Market Value	\$530,700

PROPERTY FACTS

Property Type	Single Family Residence
County	Anchorage
Lot (acres)	0.93
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

Deck · 318 ft²

Patio · 318 ft²

Porch · 42 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 9, 2022	Financing	Warranty Deed			\$549K
Oct 2, 2009	Financing	Warranty Deed			\$306K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Eagle River High School	High	9–12	2.9 mi
Gruening Middle School	Middle	7–8	5.9 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
-----------	----------------