

Single Family Residence **RESIDENTIAL**

# 8968 EAGLE RIVER LN

EAGLE RIVER, AK 99577

**\$443,309** TopHap Estimate · \$256 / ft<sup>2</sup> · confidence 98 · as of Jun 23, 2026



**3**

BEDS

**3**

BATHS

**1,732 ft<sup>2</sup>**

LIVING AREA

**0.11 ac**

LOT SIZE

**2011**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$443K**

\$434K low

\$452K high

Est. Owner Equity

**\$179,309**

Loan-to-Value

**60%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,638 (2025) |
| Assessed Value        | \$434,100      |
| Previous Assessed     | \$402,700      |
| Assessor Market Value | \$434,100      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Townhouse               |
| County        | Anchorage               |
| Lot (acres)   | 0.11                    |
| Heating       | Forced Air              |
| Fireplace     | Yes                     |
| Pool          | Spa/Hot Tub (Only)      |

Deck · 32 ft²

Patio · 104 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE | \$/FT² | LOAN   |
|--------------|-------------------|---------------|-------|--------|--------|
| Oct 22, 2020 | Financing         | Warranty Deed |       |        | \$264K |
| Dec 16, 2015 | Financing         | Warranty Deed |       |        | \$321K |
| Jun 15, 2012 | Financing         | Warranty Deed |       |        | \$299K |
| Mar 12, 2010 | Recorded document | Grant Deed    |       |        |        |
| Mar 12, 2010 | Recorded document | Warranty Deed |       |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Alpenglow Elementary School | Elementary | PK–6   | 1.0 mi   |
| Eagle River High School     | High       | 9–12   | 2.6 mi   |
| Gruening Middle School      | Middle     | 7–8    | 4.9 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>65</b><br>CRIME INDEX | <b>64</b><br>AIR POLLUTION | <b>29,285</b><br>POPULATION | <b>\$125K</b><br>MEDIAN IN-COME | <b>35°F</b><br>AVG TEMP | <b>42%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|