

Single Family Residence

RESIDENTIAL

20236 EAGLE RIVER RD

EAGLE RIVER, AK 99577

\$960,948 TopHap Estimate · \$165 / ft² · confidence 93 · as of Jul 14, 2026



5

BEDS

4.5

BATHS

5,836 ft²

LIVING AREA

1.1 ac

LOT SIZE

1985

YEAR BUILT

2

STORIES

12

ROOMS

2

PARKING

VALUATION

\$961K

\$897K low

\$1M high

Last Sale

\$1,168,737 · Sep 4, 2025

Est. Owner Equity

\$82,198

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$11,859 (2025)
Assessed Value	\$765,100
Previous Assessed	\$732,200
Assessor Market Value	\$765,100

PROPERTY FACTS

Property Type	Single Family Residence
County	ANCHORAGE
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No
View	Highway

Deck · 20 ft²

Patio · 245 ft²

Porch · 600 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 3, 2025	Financing	Affidavit Of Death Of Joint Ten- ant			
Sep 3, 2025	Financing	Warranty Deed			\$879K
Jan 4, 2021	Financing	Intrafamily Transfer			\$255K
Apr 10, 2018	Quitclaim	Quit Claim Transfer			
Aug 11, 2009	Financing	Grant Deed			\$312K
Aug 29, 2008	Recorded document	Grant Deed			
Aug 28, 2008	Non-arms-length	Trustees Deed	\$407,938	\$70	
Apr 25, 2005	Quitclaim	Quit Claim Transfer			\$400K
Dec 23, 2004	Quitclaim	Quit Claim Transfer			
Sep 18, 2001	Financing	Grant Deed			\$184K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ravenwood Elementary School	Elementary	PK–6	0.3 mi
Eagle River High School	High	9–12	2.4 mi
Gruening Middle School	Middle	7–8	4.2 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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