

Single Family Residence

RESIDENTIAL

20251 EAGLE RIVER RD

EAGLE RIVER, AK 99577

\$497,885 TopHap Estimate · \$259 / ft² · confidence 97 · as of Jun 23, 2026



4

BEDS

2

BATHS

1,920 ft²

LIVING AREA

0.55 ac

LOT SIZE

1973

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$498K

\$483K low

\$513K high

Last Sale

\$360,000 · Apr 14, 2021

Est. Owner Equity

\$209,885

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$5,963 (2025)
Assessed Value	\$384,700
Previous Assessed	\$375,300
Assessor Market Value	\$384,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	ANCHORAGE
Lot (acres)	0.55
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 366 ft²

Patio · 356 ft²

Porch · 81 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 13, 2021	Financing	Warranty Deed			\$288K
Oct 26, 2018	Financing	Special Warranty Deed			\$258K
Jan 10, 2018	Recorded document	Warranty Deed			
Nov 13, 2017	Non-arms-length	Trustees Deed	\$234,645	\$122	
Oct 28, 2009	Financing	Warranty Deed			\$250K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ravenwood Elementary School	Elementary	PK–6	0.4 mi
Gruening Middle School	Middle	7–8	4.2 mi
Chugiak High School	High	9–12	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	Absentee owner
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