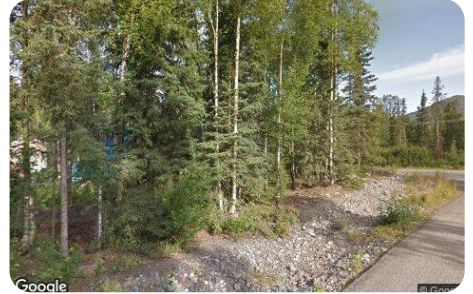


Single Family Residence **RESIDENTIAL**

21016 RIVER PARK DR

EAGLE RIVER, AK 99577

\$860,767 TopHap Estimate · \$244 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

3

BATHS

3,532 ft²

LIVING AREA

0.92 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

11

ROOMS

8

PARKING

VALUATION

\$861K

\$795K low

\$927K high

Last Sale

\$877,800 · Sep 3, 2025

Est. Owner Equity

\$140,767

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$9,921 (2024)
Assessed Value	\$718,200
Previous Assessed	\$696,200
Assessor Market Value	\$718,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	ANCHORAGE
Lot (acres)	0.92
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Spa/Hot Tub (Only)

Deck · 490 ft²

Patio · 550 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 1, 2001	Financing	Trustees Deed			\$170K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Eagle River High School	High	9–12	2.8 mi
Gruening Middle School	Middle	7–8	5.8 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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