

Condominium

RESIDENTIAL

20305 RIVERSIDE DR # 11A

EAGLE RIVER, AK 99577

\$456,190 TopHap Estimate · \$215 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,119 ft²

LIVING AREA

2005

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$456K

\$426K low

\$486K high

Est. Owner Equity

\$83,330

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$2,955 (2025)
Assessed Value	\$413,200
Previous Assessed	\$364,700
Assessor Market Value	\$413,200

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	Anchorage
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck · 78 ft²

Patio · 78 ft²

Porch · 18 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 9, 2019	Financing	Grant Deed			\$373K
Aug 29, 2017	Financing	Warranty Deed			\$348K
Oct 10, 2011	Financing	Warranty Deed			\$340K
Aug 26, 2009	Financing	Intrafamily Transfer			\$275K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Alpenglow Elementary School	Elementary	PK–6	0.7 mi
Eagle River High School	High	9–12	2.3 mi
Gruening Middle School	Middle	7–8	5.0 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
-----------	-----------------------