

Single Family Residence **RESIDENTIAL**

20944 RIVER PARK DR

EAGLE RIVER, AK 99577

\$496,784 TopHap Estimate · \$248 / ft² · confidence 96 · as of Jul 14, 2026



5
BEDS

2
BATHS

2,006 ft²
LIVING AREA

0.96 ac
LOT SIZE

1984
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$497K

\$474K low

\$519K high

Est. Owner Equity

\$372,184

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$2,761 (2025)
Assessed Value	\$403,100
Previous Assessed	\$385,600
Assessor Market Value	\$403,100

PROPERTY FACTS

Property Type	Single Family Residence
County	Anchorage
Lot (acres)	0.96
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

Deck · 63 ft²

Patio · 567 ft²

Porch · 21 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 16, 2010	Quitclaim	Quit Claim Transfer			

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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