

Condominium

RESIDENTIAL

12306 VISTA RIDGE LOOP

EAGLE RIVER, AK 99577

\$379,347 TopHap Estimate · \$251 / ft² · confidence 96 · as of Jul 14, 2026



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4

BEDS

2

BATHS

1,513 ft²

LIVING AREA

2006

YEAR BUILT

2

STORIES

7

ROOMS

1

PARKING

VALUATION

\$379K

\$364K low

\$394K high

Last Sale

\$286,160 · Sep 2, 2022

Est. Owner Equity

\$87,347

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$5,206 (2025)
Assessed Value	\$331,600
Previous Assessed	\$290,500
Assessor Market Value	\$331,600

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	ANCHORAGE
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 72 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 21, 2022	Financing	Warranty Deed			\$292K
Sep 18, 2015	Financing	Warranty Deed			\$188K
Apr 6, 2009	Financing	Warranty Deed			\$216K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fire Lake Elementary School	Elementary	PK–6	1.1 mi
Chugiak High School	High	9–12	2.8 mi
Mirror Lake Middle School	Middle	7–8	8.1 mi

District: Anchorage School District



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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