

Single Family Residence **RESIDENTIAL**

9154 EAGLE RIVER LN

EAGLE RIVER, AK 99577

\$535,000 TopHap Estimate · \$223 / ft² · confidence 95 · as of Jul 14, 2026



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4

BEDS

2.5

BATHS

2,402 ft²

LIVING AREA

0.11 ac

LOT SIZE

2011

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$535K

\$510K low

\$560K high

Last Sale

\$526,750 · Jul 16, 2025

Est. Owner Equity

\$0

Loan-to-Value

100%

TAX & ASSESSMENT

Property Tax	\$3,789 (2024)
Assessed Value	\$487,400
Previous Assessed	\$459,300
Assessor Market Value	\$487,400

PROPERTY FACTS

Property Type	Single Family Residence
County	ANCHORAGE
Lot (acres)	0.11
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 110 ft²

Patio · 144 ft²

Porch · 30 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 15, 2025	Financing	Warranty Deed			\$538K
Dec 20, 2017	Financing	Warranty Deed			\$368K
Aug 3, 2011	Financing	Warranty Deed			\$337K
Aug 3, 2011	Quitclaim	Quit Claim Transfer			
Feb 24, 2011	Financing	Warranty Deed			\$255K
Feb 18, 2010	Recorded document	Warranty Deed			
Sep 11, 2009	Financing	Mortgage			\$3.9M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Alpenglow Elementary School	Elementary	PK–6	0.9 mi
Eagle River High School	High	9–12	2.5 mi
Gruening Middle School	Middle	7–8	4.7 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	Owner occupied
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