

Single Family Residence **RESIDENTIAL**

# 9166 EAGLE RIVER LN

EAGLE RIVER, AK 99577

**\$520,000** TopHap Estimate · \$220 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**2,360 ft<sup>2</sup>**

LIVING AREA

**0.11 ac**

LOT SIZE

**2011**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**2**

PARKING

## VALUATION

**\$520K**

\$495K low

\$545K high

Last Sale

**\$553,945 · Oct 14, 2025**

Est. Owner Equity

**\$103,500**

Loan-to-Value

**80%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,735 (2024) |
| Assessed Value        | \$483,600      |
| Previous Assessed     | \$456,000      |
| Assessor Market Value | \$483,600      |

## 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 · 70 ft²

Patio · 142 ft²

Porch · 40 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE | \$/FT² | LOAN   |
|--------------|-------------------|---------------------|-------|--------|--------|
| Oct 7, 2025  | Financing         | Warranty Deed       |       |        | \$417K |
| May 12, 2016 | Financing         | Warranty Deed       |       |        | \$398K |
| Aug 10, 2011 | Quitclaim         | Quit Claim Transfer |       |        |        |
| Aug 10, 2011 | Financing         | Warranty Deed       |       |        | \$329K |
| 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   | 0.8 mi   |
| Eagle River High School     | High       | 9–12   | 2.5 mi   |
| Gruening Middle School      | Middle     | 7–8    | 4.7 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>65</b><br>CRIME INDEX | <b>64</b><br>AIR POLLUTION | <b>29,285</b><br>POPULATION | <b>\$125K</b><br>MEDIAN IN-COME | <b>35°F</b><br>AVG TEMP | <b>42%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|