

Condominium

**RESIDENTIAL**

## 20363 RIVERSIDE DR # 15B

EAGLE RIVER, AK 99577

**\$469,969** TopHap Estimate · \$222 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**2,119 ft<sup>2</sup>**

LIVING AREA

**2006**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

**2**

PARKING

### VALUATION

**\$470K**

\$444K low

\$496K high

Est. Owner Equity

**\$214,969**

Loan-to-Value

**53%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,069 (2025) |
| Assessed Value        | \$420,500      |
| Previous Assessed     | \$372,100      |
| Assessor Market Value | \$420,500      |

## 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 · 318 ft²

Porch · 18 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE | \$/FT² | LOAN   |
|--------------|-----------|---------------|-------|--------|--------|
| Aug 28, 2020 | Financing | Warranty Deed |       |        | \$255K |
| Oct 23, 2008 | Financing | Warranty Deed |       |        | \$349K |

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

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|