

Condominium

RESIDENTIAL

20321 RIVERSIDE DR # 12B

EAGLE RIVER, AK 99577

\$443,698 TopHap Estimate · \$209 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,119 ft²

LIVING AREA

2005

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$444K

\$425K low

\$462K high

Est. Owner Equity

\$81,570

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$6,487 (2025)
Assessed Value	\$413,200
Previous Assessed	\$364,700
Assessor Market Value	\$413,200

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 · 78 ft²

Porch · 18 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 21, 2021	Financing	Warranty Deed			\$362K
Feb 22, 2019	Quitclaim	Quit Claim Transfer			
Oct 15, 2013	Recorded document	Warranty Deed			
May 27, 2005	Financing	Warranty Deed			\$164K

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 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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