

Single Family Residence

RESIDENTIAL

9103 EAGLE RIVER LN

EAGLE RIVER, AK 99577

\$460,000 TopHap Estimate · \$252 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,826 ft²

LIVING AREA

0.1 ac

LOT SIZE

2013

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$460K

\$452K low

\$468K high

Last Sale

\$448,600 · Jun 7, 2021

Est. Owner Equity

\$101,100

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$5,968 (2025)
Assessed Value	\$455,100
Previous Assessed	\$416,000
Assessor Market Value	\$455,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Townhouse
County	ANCHORAGE
Lot (acres)	0.10
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 160 ft²

Patio · 160 ft²

Porch · 100 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 4, 2021	Financing	Warranty Deed			\$359K
Aug 10, 2017	Financing	Warranty Deed			\$318K
Aug 15, 2013	Financing	Warranty Deed			\$256K
Aug 15, 2013	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Alpenglow Elementary School	Elementary	PK–6	1.0 mi
Eagle River High School	High	9–12	2.6 mi
Gruening Middle School	Middle	7–8	4.8 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
--------------------------------------	--	---	---	-------------------------------------	------------------------------------

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

| OWNERSHIP

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