

Residential - Vacant Land **RESIDENTIAL**  
EAGLE RIVER, AK 99577



**1.1 ac**  
LOT SIZE

TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,316 (2025) |
| Assessed Value        | \$84,900       |
| Previous Assessed     | \$84,900       |
| Assessor Market Value | \$84,900       |

PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Residential - Vacant Land |
| County        | Anchorage                 |
| Lot (acres)   | 1.10                      |
| Heating       | Yes                       |
| Pool          | No                        |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------|---------------------|-------|--------------------|------|
| Dec 16, 2019 | Quitclaim | Quit Claim Transfer |       |                    |      |
| Dec 16, 2019 | Quitclaim | Quit Claim Transfer |       |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Ravenwood Elementary School | Elementary | PK-6   | 2.1 mi   |
| Eagle River High School     | High       | 9-12   | 4.3 mi   |
| Gruening Middle School      | Middle     | 7-8    | 5.5 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 | Absentee owner |
|-----------|----------------|