

Single Family Residence **RESIDENTIAL**

11268 SITKA ROSE CIR

EAGLE RIVER, AK 99577

\$782,722 TopHap Estimate · \$315 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,487 ft²

LIVING AREA

1.16 ac

LOT SIZE

2013

YEAR BUILT

2

STORIES

10

ROOMS

4

PARKING

VALUATION

\$783K

\$761K low

\$805K high

Est. Owner Equity

\$152,722

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$7,263 (2025)
Assessed Value	\$693,600
Previous Assessed	\$680,300
Assessor Market Value	\$693,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Anchorage
Lot (acres)	1.16
Heating	Forced Air
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

Deck · 120 ft²

Patio · 120 ft²

Porch · 60 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 27, 2025	Financing	Warranty Deed			\$630K
Jun 23, 2021	Financing	Intrafamily Transfer			\$531K
Aug 3, 2019	Financing	Warranty Deed			\$535K
Sep 8, 2014	Financing	Warranty Deed			\$299K
Oct 7, 2013	Financing	Trustees Deed			\$332K
May 8, 2013	Recorded document	Warranty Deed			
Jun 1, 2012	Recorded document	Warranty Deed			
Sep 23, 2009	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Homestead Elementary School	Elementary	PK–6	0.6 mi
Chugiak High School	High	9–12	3.3 mi
Mirror Lake Middle School	Middle	7–8	8.2 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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