

Single Family Residence **RESIDENTIAL**

17612 RACHEL CIR

EAGLE RIVER, AK 99577

\$427,703 TopHap Estimate · \$289 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,482 ft²

LIVING AREA

3,805 ft²

LOT SIZE

1991

YEAR BUILT

2

STORIES

6

ROOMS

1

PARKING

VALUATION

\$428K

\$411K low

\$444K high

Last Sale

\$427,713 · Apr 13, 2026

Est. Owner Equity

\$0

Loan-to-Value

102%

TAX & ASSESSMENT

Property Tax	\$5,591 (2025)
Assessed Value	\$356,100
Previous Assessed	\$334,000
Assessor Market Value	\$356,100

PROPERTY FACTS

Property Type	Single Family Residence
County	ANCHORAGE
Lot (acres)	0.09
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Spa/Hot Tub (Only)

Deck · 168 ft²

Patio · 168 ft²

Porch · 17 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 2, 2026	Resale	Warranty Deed	\$427,713	\$289	\$436K
Apr 13, 2023	Financing	Warranty Deed			\$368K
Apr 22, 2019	Financing	Warranty Deed			\$282K
May 29, 2014	Financing	Warranty Deed			\$238K
Mar 16, 2012	Financing	Warranty Deed			\$235K
Jul 12, 2006	Financing	Warranty Deed			\$237K
Jul 31, 2003	Financing	Grant Deed			\$178K
Aug 31, 2001	Financing	Grant Deed			\$167K
May 25, 2000	Financing	Grant Deed			\$146K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fire Lake Elementary School	Elementary	PK–6	0.5 mi
Chugiak High School	High	9–12	2.3 mi
Mirror Lake Middle School	Middle	7–8	7.5 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



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

OWNERSHIP

Occupancy	Owner occupied
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