

Single Family Residence **RESIDENTIAL**

9071 EAGLE RIVER LN

EAGLE RIVER, AK 99577

\$459,688 TopHap Estimate · \$252 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,826 ft²

LIVING AREA

0.1 ac

LOT SIZE

2013

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$460K

\$441K low

\$479K high

Est. Owner Equity

\$143,688

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$7,175 (2025)
Assessed Value	\$457,000
Previous Assessed	\$417,300
Assessor Market Value	\$457,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Townhouse
County	Anchorage
Lot (acres)	0.10
Heating	Forced Air
Fireplace	Yes
Pool	No

Deck · 120 ft²

Patio · 120 ft²

Porch · 100 ft²

CLIMATE RISK

1

FLOOD

1

WILDFIRE

1

HEAT

1

STORM

1

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 4, 2019	Financing	Warranty Deed			\$323K
Nov 1, 2013	Quitclaim	Quit Claim Transfer			
Nov 1, 2013	Financing	Warranty Deed			\$256K

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

OWNERSHIP

Occupancy	Owner occupied
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