

Single Family Residence **RESIDENTIAL**

9039 EAGLE RIVER LN

EAGLE RIVER, AK 99577

\$531,338 TopHap Estimate · \$246 / ft² · confidence 98 · as of Jun 23, 2026



4

BEDS

3

BATHS

2,158 ft²

LIVING AREA

0.13 ac

LOT SIZE

2013

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$531K

\$521K low

\$542K high

Est. Owner Equity

\$162,378

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$8,169 (2025)
Assessed Value	\$520,300
Previous Assessed	\$483,800
Assessor Market Value	\$520,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Townhouse
County	Anchorage
Lot (acres)	0.13
Heating	Forced Air
Fireplace	Yes
Pool	No

Deck · 99 ft²

Patio · 219 ft²

Porch · 63 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 7, 2014	Quitclaim	Quit Claim Transfer			
May 7, 2014	Financing	Warranty Deed			\$392K

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	Absentee owner
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