

Single Family Residence **RESIDENTIAL**

17342 RACHEL AVE

EAGLE RIVER, AK 99577

\$395,227 TopHap Estimate · \$254 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,555 ft²

LIVING AREA

3,600 ft²

LOT SIZE

1984

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$395K

\$376K low

\$415K high

Est. Owner Equity

\$42,730

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$5,453 (2025)
Assessed Value	\$347,300
Previous Assessed	\$325,200
Assessor Market Value	\$347,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Townhouse
County	Anchorage
Lot (acres)	0.08
Heating	Forced Air
Cooling	Central
Pool	No

Deck · 456 ft²

Shed · 64 ft²

Patio · 456 ft²

Porch · 48 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 5, 2023	Financing	Intrafamily Transfer			\$352K
Aug 17, 2012	Quitclaim	Quit Claim Transfer			\$262K
Sep 22, 2008	Financing	Warranty Deed			\$271K
Aug 21, 2003	Financing	Grant Deed			\$187K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fire Lake Elementary School	Elementary	PK–6	0.5 mi
Chugiak High School	High	9–12	2.2 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

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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