

Single Family Residence **RESIDENTIAL**

17423 RACHEL AVE

EAGLE RIVER, AK 99577

\$400,813 TopHap Estimate · \$220 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,820 ft²
LIVING AREA

3,591 ft²
LOT SIZE

1994
YEAR BUILT

2
STORIES

6
ROOMS

2
PARKING

VALUATION

\$401K

\$383K low

\$419K high

Est. Owner Equity

\$109,258

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$4,782 (2025)
Assessed Value	\$379,600
Previous Assessed	\$356,900
Assessor Market Value	\$379,600

PROPERTY FACTS

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

Deck · 24 ft²

Patio · 24 ft²

Porch · 48 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 24, 2021	Financing	Warranty Deed			\$292K
Oct 28, 2010	Financing	Warranty Deed			\$276K
Aug 27, 2008	Financing	Warranty Deed			\$279K
Jan 15, 1999	Financing	Grant Deed			\$161K

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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