

Single Family Residence

RESIDENTIAL

8960 EAGLE RIVER LN

EAGLE RIVER, AK 99577

\$536,677 TopHap Estimate · \$215 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

4

BATHS

2,494 ft²

LIVING AREA

0.18 ac

LOT SIZE

2008

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$537K

\$512K low

\$561K high

Est. Owner Equity

\$186,144

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$4,291 (2025)
Assessed Value	\$498,300
Previous Assessed	\$477,700
Assessor Market Value	\$498,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Anchorage
Lot (acres)	0.18
Heating	Forced Air
Cooling	Central
Pool	No

Deck · 60 ft²

Patio · 204 ft²

Porch · 80 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 30, 2019	Recorded document	Warranty Deed			
Nov 6, 2019	Recorded document	Grant Deed			
Jun 3, 2015	Financing	Warranty Deed			\$351K
Dec 10, 2008	Financing	Warranty Deed			\$322K
Sep 30, 2008	Recorded document	Warranty Deed			
Sep 30, 2008	Financing	Warranty Deed			\$237K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Alpenglow Elementary School	Elementary	PK–6	1.1 mi
Eagle River High School	High	9–12	2.7 mi
Gruening Middle School	Middle	7–8	4.9 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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