

Single Family Residence **RESIDENTIAL**

8976 EAGLE RIVER LN

EAGLE RIVER, AK 99577

\$431,157 TopHap Estimate · \$259 / ft² · confidence 98 · as of Jun 23, 2026



3
BEDS

3
BATHS

1,666 ft²
LIVING AREA

0.1 ac
LOT SIZE

2006
YEAR BUILT

2
STORIES

6
ROOMS

2
PARKING

VALUATION

\$431K

\$423K low

\$440K high

Est. Owner Equity

\$41,394

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$6,629 (2025)
Assessed Value	\$422,200
Previous Assessed	\$395,000
Assessor Market Value	\$422,200

PROPERTY FACTS

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

Deck · 56 ft²

Patio · 56 ft²

Porch · 28 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 22, 2022	Financing	Warranty Deed			\$390K
May 29, 2019	Financing	Warranty Deed			\$302K
Feb 16, 2016	Financing	Warranty Deed			\$311K
Mar 27, 2008	Financing	Warranty Deed			\$286K
Mar 26, 2008	Quitclaim	Quit Claim Transfer			
Jul 14, 2006	Quitclaim	Quit Claim Transfer			\$246K

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	4.9 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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