

Single Family Residence **RESIDENTIAL**

8984 EAGLE RIVER LN

EAGLE RIVER, AK 99577

\$462,399 TopHap Estimate · \$278 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,666 ft²
LIVING AREA

4,309 ft²
LOT SIZE

2006
YEAR BUILT

2
STORIES

6
ROOMS

2
PARKING

VALUATION

\$462K

\$447K low

\$478K high

Est. Owner Equity

\$194,399

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$5,851 (2025)
Assessed Value	\$447,700
Previous Assessed	\$420,100
Assessor Market Value	\$447,700

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
Aug 19, 2011	Financing	Warranty Deed			\$304K
Jun 9, 2011	Quitclaim	Quit Claim Transfer			
Apr 27, 2007	Financing	Warranty Deed			\$304K
Apr 27, 2007	Quitclaim	Quit Claim Transfer			

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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