

Condominium

RESIDENTIAL

16632 RIVERS EDGE LN # 8

EAGLE RIVER, AK 99577

\$331,277 TopHap Estimate · \$230 / ft² · confidence 97 · as of Jul 14, 2026



2

BEDS

3

BATHS

1,440 ft²

LIVING AREA

2003

YEAR BUILT

2

STORIES

4

ROOMS

2

PARKING

VALUATION

\$331K

\$323K low

\$340K high

Est. Owner Equity

\$75,527

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$3,086 (2025)
Assessed Value	\$274,100
Previous Assessed	\$252,000
Assessor Market Value	\$274,100

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	Anchorage
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

Deck · 15 ft²

Patio · 39 ft²

Porch · 78 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 1, 2021	Financing	Deed			\$256K
Nov 21, 2016	Financing	Warranty Deed			\$255K
Jun 19, 2006	Financing	Warranty Deed			\$180K
Apr 10, 2003	Financing	Grant Deed			\$199K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Eagle River Elementary School	Elementary	PK–6	0.6 mi
Gruening Middle School	Middle	7–8	4.2 mi
Chugiak High School	High	9–12	4.2 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------