

Single Family Residence **RESIDENTIAL**

17642 RACHEL CIR

EAGLE RIVER, AK 99577

\$361,457 TopHap Estimate · \$276 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,312 ft²

LIVING AREA

4,021 ft²

LOT SIZE

1984

YEAR BUILT

2

STORIES

5

ROOMS

1

PARKING

VALUATION

\$361K

\$339K low

\$384K high

Est. Owner Equity

\$361,457

TAX & ASSESSMENT

Property Tax	\$5,220 (2025)
Assessed Value	\$332,500
Previous Assessed	\$309,400
Assessor Market Value	\$332,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Townhouse
County	Anchorage
Lot (acres)	0.09
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 32 ft²

Patio · 144 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 20, 2024	Financing	Intrafamily Transfer			
Sep 28, 2023	Financing	Special Warranty Deed			
Mar 6, 2023	Non-arms-length	Trustees Deed	\$252,150	\$192	
Aug 29, 2011	Financing	Warranty Deed			\$258K
Nov 16, 2006	Quitclaim	Quit Claim Transfer			
Nov 16, 2006	Financing	Warranty Deed			\$235K
Jun 14, 2006	Financing	Warranty Deed			\$110K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fire Lake Elementary School	Elementary	PK–6	0.5 mi
Chugiak High School	High	9–12	2.3 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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