

Single Family Residence

RESIDENTIAL

1611 N RIVER ROCK CIR

PALMER, AK 99645

\$961,663 TopHap Estimate · \$346 / ft² · confidence 94 · as of Jul 14, 2026

2,780 ft²

LIVING AREA

0.93 ac

LOT SIZE

2020

YEAR BUILT

2

STORIES

VALUATION

\$962K

\$900K low

\$1M high

Last Sale

\$1,064,000 · Jun 6, 2025

Est. Owner Equity

\$155,663

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax

\$9,047 (2026)

Assessed Value

\$883,200

Previous Assessed

\$741,100

Assessor Market Value

\$883,200

PROPERTY FACTS

Property Type	Single Family Residence
County	MATANUSKA-SUSITNA
Lot (acres)	0.93
Construction	Frame (Unspecified)
Fireplace	Yes
Pool	No

CLIMATE RISK

0 FLOOD	0 WILDFIRE	0 HEAT	0 STORM	0 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 12, 2021	Financing	Warranty Deed			\$649K
Jul 1, 2020	Financing	Warranty Deed			\$420K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Palmer Jr. Middle School	Middle	6–8	1.9 mi
Swanson Elementary School	Elementary	KG–2	2.8 mi
Palmer High School	High	9–12	3.1 mi

District: Matanuska-Susitna Borough 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 99645

97 CRIME INDEX	62 AIR POLLUTION	33,142 POPULATION	\$95K MEDIAN IN-COME	32°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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