

Single Family Residence **RESIDENTIAL**

1717 N RIVER ROCK CIR

PALMER, AK 99645

\$867,094 TopHap Estimate · \$397 / ft² · confidence 96 · as of Jul 14, 2026



2,182 ft²
LIVING AREA

0.92 ac
LOT SIZE

2019
YEAR BUILT

1
STORIES

VALUATION

\$867K

\$836K low

\$898K high

Last Sale

\$928,672 · Jul 15, 2024

Est. Owner Equity

\$168,844

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$8,027 (2026)
Assessed Value	\$783,700
Previous Assessed	\$711,400
Assessor Market Value	\$783,700

PROPERTY FACTS

Property Type	Single Family Residence
County	MATANUSKA-SUSITNA
Lot (acres)	0.92
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
Jul 1, 2025	Quitclaim	Quit Claim Transfer			
Jun 14, 2024	Financing	Warranty Deed			\$698K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Palmer Jr. Middle School	Middle	6–8	1.9 mi
Swanson Elementary School	Elementary	KG–2	2.7 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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