

Single Family Residence

RESIDENTIAL

# 1747 N RIVER ROCK CIR

PALMER, AK 99645

**\$876,511** TopHap Estimate · \$333 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026

**2,633 ft<sup>2</sup>**

LIVING AREA

**0.92 ac**

LOT SIZE

**2022**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$877K**

\$810K low

\$943K high

Est. Owner Equity

**\$538,963**

Loan-to-Value

**48%**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$8,619 (2026)</b> |
| Assessed Value        | <b>\$841,500</b>      |
| Previous Assessed     | <b>\$782,400</b>      |
| Assessor Market Value | <b>\$841,500</b>      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | MATANUSKA-SUSITNA       |
| Lot (acres)   | 0.92                    |
| Construction  | Frame (Unspecified)     |
| Pool          | No                      |

## CLIMATE RISK

|            |               |           |            |              |
|------------|---------------|-----------|------------|--------------|
| 0<br>FLOOD | 0<br>WILDFIRE | 0<br>HEAT | 0<br>STORM | 0<br>DROUGHT |
|------------|---------------|-----------|------------|--------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED          | PRICE | \$/FT <sup>2</sup> | LOAN   |
|-------------|-----------|---------------|-------|--------------------|--------|
| Jan 7, 2022 | Financing | Warranty Deed |       |                    | \$338K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Palmer Jr. Middle School  | Middle     | 6–8    | 1.8 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**

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>97</b><br>CRIME INDEX | <b>62</b><br>AIR POLLUTION | <b>33,142</b><br>POPULATION | <b>\$95K</b><br>MEDIAN IN-COME | <b>32°F</b><br>AVG TEMP | <b>42%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|