

Single Family Residence

RESIDENTIAL

1764 N RIVER ROCK CIR

PALMER, AK 99645

\$809,775 TopHap Estimate · \$316 / ft² · confidence 85 · as of Jul 14, 2026

2,565 ft²

LIVING AREA

0.92 ac

LOT SIZE

2019

YEAR BUILT

1

STORIES

VALUATION

\$810K

\$689K low

\$931K high

Last Sale

\$547,900 · Jul 8, 2020

Est. Owner Equity

\$371,454

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax

\$4,834 (2026)

Assessed Value

\$757,200

Previous Assessed

\$709,800

Assessor Market Value

\$757,200

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
------------	---------------	-----------	------------	--------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 7, 2020	Financing	Warranty Deed			\$438K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Palmer Jr. Middle School	Middle	6–8	1.8 mi
Swanson Elementary School	Elementary	KG–2	2.6 mi
Palmer High School	High	9–12	3.0 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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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