

Single Family Residence

RESIDENTIAL

1712 N RIVER ROCK CIR

PALMER, AK 99645

\$694,221 TopHap Estimate · \$349 / ft² · confidence 96 · as of Jul 14, 2026

1,988 ft²

LIVING AREA

0.78 ac

LOT SIZE

2019

YEAR BUILT

1

STORIES

VALUATION

\$694K

\$670K low

\$719K high

Last Sale

\$576,460 · Aug 11, 2022

Est. Owner Equity

\$105,996

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax

\$6,500 (2026)

Assessed Value

\$634,600

Previous Assessed

\$594,400

Assessor Market Value

\$634,600

PROPERTY FACTS

Property Type	Single Family Residence
County	MATANUSKA-SUSITNA
Lot (acres)	0.78
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
Aug 10, 2022	Financing	Warranty Deed			\$588K
Sep 17, 2020	Financing	Warranty Deed			\$393K

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	3.0 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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