

Single Family Residence

RESIDENTIAL

1630 N RIVER ROCK CIR

PALMER, AK 99645

\$723,142 TopHap Estimate · \$356 / ft² · confidence 96 · as of Jul 14, 2026

2,034 ft²

LIVING AREA

0.87 ac

LOT SIZE

2020

YEAR BUILT

1

STORIES

VALUATION

\$723K

\$696K low

\$750K high

Last Sale

\$459,200 · Jan 20, 2021

Est. Owner Equity

\$355,807

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax

\$4,145 (2026)

Assessed Value

\$689,900

Previous Assessed

\$625,800

Assessor Market Value

\$689,900

PROPERTY FACTS

Property Type	Single Family Residence
County	MATANUSKA-SUSITNA
Lot (acres)	0.87
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
Jan 19, 2021	Financing	Warranty Deed			\$367K

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

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

OWNERSHIP

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