

Single Family Residence **RESIDENTIAL**

18063 RIVERVISTA RD

EAGLE RIVER, AK 99577

\$1,186,750 TopHap Estimate · \$376 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,160 ft²
LIVING AREA

0.27 ac
LOT SIZE

2022

YEAR BUILT

1

STORIES

7

ROOMS

3

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$322,959 · Oct 11, 2022

Est. Owner Equity

\$857,200

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$11,854 (2025)
Assessed Value	\$764,800
Previous Assessed	\$732,100
Assessor Market Value	\$764,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	ANCHORAGE
Lot (acres)	0.27
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 704 ft²

Porch · 32 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 6, 2022	Financing	Warranty Deed			\$330K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Eagle River High School	High	9–12	0.9 mi
Gruening Middle School	Middle	7–8	4.8 mi

District: Anchorage 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 99577

65 CRIME INDEX	64 AIR POLLUTION	29,285 POPULATION	\$125K MEDIAN IN-COME	35°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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