

Single Family Residence

RESIDENTIAL

17865 RIVERVISTA RD

EAGLE RIVER, AK 99577

\$925,000 TopHap Estimate · \$285 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,240 ft²

LIVING AREA

0.24 ac

LOT SIZE

2022

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$925K

\$872K low

\$978K high

Last Sale

\$1,206,310 · May 30, 2025

Est. Owner Equity

\$879

Loan-to-Value

100%

TAX & ASSESSMENT

Property Tax	\$7,855 (2025)
Assessed Value	\$731,800
Previous Assessed	\$700,000
Assessor Market Value	\$731,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	ANCHORAGE
Lot (acres)	0.24
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 40 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 8, 2023	Financing	Warranty Deed			\$624K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Eagle River High School	High	9–12	0.8 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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