

Residential - Vacant Land

**RESIDENTIAL**

EAGLE RIVER, AK 99577



**0.23 ac**

LOT SIZE

## TAX & ASSESSMENT

|                       |                     |
|-----------------------|---------------------|
| Property Tax          | <b>\$366 (2025)</b> |
| Assessed Value        | <b>\$157,600</b>    |
| Previous Assessed     | <b>\$139,300</b>    |
| Assessor Market Value | <b>\$157,600</b>    |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | <b>Residential - Vacant Land</b> |
| County        | <b>Anchorage</b>                 |
| Lot (acres)   | <b>0.23</b>                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED     | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------|-------|--------------------|--------|
| Apr 28, 2026 | Financing | Mortgage |       |                    | \$667K |

## 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>65</b><br>CRIME INDEX | <b>64</b><br>AIR POLLUTION | <b>29,285</b><br>POPULATION | <b>\$125K</b><br>MEDIAN IN-COME | <b>35°F</b><br>AVG TEMP | <b>42%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|