

Single Family Residence

RESIDENTIAL

18041 RIVERVISTA RD

EAGLE RIVER, AK 99577

\$907,252 TopHap Estimate · \$259 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,500 ft²

LIVING AREA

0.28 ac

LOT SIZE

2024

YEAR BUILT

1

STORIES

7

ROOMS

3

PARKING

VALUATION

\$907K

\$865K low

\$949K high

Est. Owner Equity

\$282,252

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$11,586 (2025)
Assessed Value	\$747,500
Previous Assessed	\$142,600
Assessor Market Value	\$747,500

PROPERTY FACTS

Property Type	Single Family Residence
County	Anchorage
Lot (acres)	0.28
Heating	Forced Air
Fireplace	Yes

Deck · 112 ft²

Porch · 28 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 17, 2024	Financing	Warranty Deed			\$625K

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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