

Residential - Vacant Land **RESIDENTIAL**

18052 RIVERVISTA RD
EAGLE RIVER, AK 99577



0.2 ac
LOT SIZE

VALUATION

Last Sale **\$886,977 · May 20, 2026**

TAX & ASSESSMENT

Property Tax	\$444 (2025)
Assessed Value	\$190,900
Previous Assessed	\$136,700
Assessor Market Value	\$190,900

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	ANCHORAGE
Lot (acres)	0.20
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 7, 2026	Non-arms-length	Warranty Deed	\$886,977		\$667K

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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