

Residential - Vacant Land **RESIDENTIAL**

EAGLE RIVER, AK 99577



**0.48 ac**  
LOT SIZE

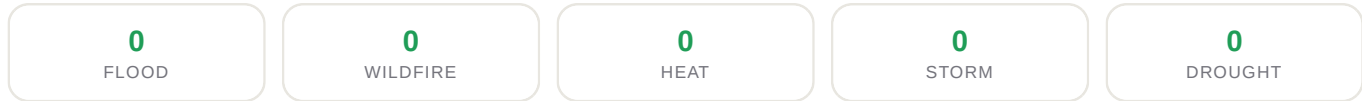
**TAX & ASSESSMENT**

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$413 (2025) |
| Assessed Value        | \$177,600    |
| Previous Assessed     | \$157,100    |
| Assessor Market Value | \$177,600    |

**PROPERTY FACTS**

|               |                           |
|---------------|---------------------------|
| Property Type | Residential - Vacant Land |
| County        | Anchorage                 |
| Lot (acres)   | 0.47                      |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## 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



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

## OWNERSHIP

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