

Single Family Residence

RESIDENTIAL

7486 RIVER PARK CIR

EAGLE RIVER, AK 99577

\$497,933 TopHap Estimate · \$300 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,658 ft²

LIVING AREA

0.96 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$498K

\$478K low

\$518K high

Est. Owner Equity

\$116,328

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$5,281 (2025)
Assessed Value	\$415,700
Previous Assessed	\$397,500
Assessor Market Value	\$415,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Anchorage
Lot (acres)	0.96
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 24 ft²

Patio · 74 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 24, 2020	Financing	Warranty Deed			\$382K
Jan 14, 2013	Financing	Warranty Deed			\$313K
Feb 10, 2005	Financing	Warranty Deed			\$170K
Aug 10, 2004	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Eagle River High School	High	9–12	3.1 mi
Gruening Middle School	Middle	7–8	5.9 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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