

Single Family Residence **RESIDENTIAL**

17460 RACHEL AVE

EAGLE RIVER, AK 99577

\$423,061 TopHap Estimate · \$250 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,692 ft²
LIVING AREA

3,200 ft²
LOT SIZE

1986
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$423K

\$408K low

\$438K high

Est. Owner Equity

\$30,805

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax	\$5,809 (2025)
Assessed Value	\$370,000
Previous Assessed	\$348,800
Assessor Market Value	\$370,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Townhouse
County	Anchorage
Lot (acres)	0.07
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 96 ft²

Patio · 96 ft²

Porch · 112 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 31, 2024	Financing	Warranty Deed			\$392K
Jul 29, 2017	Financing	Warranty Deed			\$286K
Nov 23, 2004	Financing	Warranty Deed			\$220K
May 24, 2002	Financing	Grant Deed			\$184K
May 3, 1999	Financing	Grant Deed			\$142K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fire Lake Elementary School	Elementary	PK–6	0.5 mi
Chugiak High School	High	9–12	2.2 mi
Mirror Lake Middle School	Middle	7–8	7.5 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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