

Single Family Residence **RESIDENTIAL**

17632 RACHEL CIR

EAGLE RIVER, AK 99577

\$390,330 TopHap Estimate · \$251 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,554 ft²

LIVING AREA

3,771 ft²

LOT SIZE

1985

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$390K

\$364K low

\$417K high

Est. Owner Equity

\$176,580

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$5,506 (2025)
Assessed Value	\$350,700
Previous Assessed	\$328,200
Assessor Market Value	\$350,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Townhouse
County	Anchorage
Lot (acres)	0.09
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 98 ft²

Patio · 98 ft²

Porch · 48 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 13, 2009	Financing	Intrafamily Transfer			\$232K
Oct 28, 2005	Financing	Warranty Deed			\$238K
May 28, 2004	Financing	Grant Deed			\$192K
Sep 28, 2000	Financing	Grant Deed			\$116K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fire Lake Elementary School	Elementary	PK–6	0.5 mi
Chugiak High School	High	9–12	2.3 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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