

Single Family Residence **RESIDENTIAL**

25320 EAGLE RIVER RD

EAGLE RIVER, AK 99577

\$523,213 TopHap Estimate · \$297 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,764 ft²

LIVING AREA

0.92 ac

LOT SIZE

1976

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$523K

\$461K low

\$586K high

Last Sale

\$485,100 · Jun 25, 2025

Est. Owner Equity

\$21,678

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$4,581 (2024)
Assessed Value	\$399,000
Previous Assessed	\$409,100
Assessor Market Value	\$399,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	ANCHORAGE
Lot (acres)	0.92
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Sauna

Deck · 288 ft²

Patio · 288 ft²

Porch · 24 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 10, 2022	Financing	Warranty Deed			\$437K
Aug 8, 2011	Quitclaim	Quit Claim Transfer			\$234K
Aug 29, 2005	Financing	Warranty Deed			\$200K
Jul 17, 2002	Financing	Grant Deed			\$228K
Jan 24, 2002	Quitclaim	Quit Claim Transfer			\$133K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ravenwood Elementary School	Elementary	PK–6	3.3 mi
Eagle River High School	High	9–12	5.4 mi
Gruening Middle School	Middle	7–8	6.8 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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