

Condominium

RESIDENTIAL

20261 RIVERSIDE DR

EAGLE RIVER, AK 99577

\$479,205 TopHap Estimate · \$226 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,119 ft²

LIVING AREA

2005

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$479K

\$467K low

\$492K high

Last Sale

\$401,860 · Aug 26, 2025

Est. Owner Equity

\$69,143

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$6,487 (2025)
Assessed Value	\$413,200
Previous Assessed	\$364,700
Assessor Market Value	\$413,200

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	ANCHORAGE
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck · 78 ft²

Patio · 78 ft²

Porch · 18 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 25, 2025	Financing	Warranty Deed			\$410K
Dec 1, 2011	Financing	Warranty Deed			\$341K
Jun 17, 2005	Financing	Warranty Deed			\$303K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Alpenglow Elementary School	Elementary	PK–6	0.7 mi
Eagle River High School	High	9–12	2.2 mi
Gruening Middle School	Middle	7–8	5.0 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
-----------	-----------------------