

Single Family Residence **RESIDENTIAL**

17412 RACHEL AVE

EAGLE RIVER, AK 99577

\$401,164 TopHap Estimate · \$264 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,518 ft²

LIVING AREA

3,652 ft²

LOT SIZE

1984

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$401K

\$381K low

\$421K high

Est. Owner Equity

\$189,164

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$4,405 (2025)
Assessed Value	\$355,600
Previous Assessed	\$333,300
Assessor Market Value	\$355,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Townhouse
County	Anchorage
Lot (acres)	0.08
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 448 ft²

Patio · 448 ft²

Porch · 48 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 14, 2016	Financing	Warranty Deed			\$227K
Apr 11, 2012	Financing	Intrafamily Transfer			\$167K
Oct 27, 2003	Financing	Grant Deed			\$188K
Jul 27, 1998	Quitclaim	Quit Claim Transfer			\$134K

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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