

Single Family Residence **RESIDENTIAL**

17420 RACHEL AVE

EAGLE RIVER, AK 99577

\$357,343 TopHap Estimate · \$272 / ft² · confidence 97 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,312 ft²
LIVING AREA

3,652 ft²
LOT SIZE

1984
YEAR BUILT

2
STORIES

6
ROOMS

1
PARKING

VALUATION

\$357K

\$347K low

\$367K high

Est. Owner Equity

\$84,343

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$5,073 (2025)
Assessed Value	\$323,100
Previous Assessed	\$301,500
Assessor Market Value	\$323,100

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 · 16 ft²

Patio · 196 ft²

Porch · 60 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 2, 2021	Financing	Intrafamily Transfer			\$273K
Jul 18, 2019	Financing	Warranty Deed			\$275K
Jul 7, 2017	Quitclaim	Quit Claim Transfer			
Jul 31, 2000	Financing	Grant Deed			\$110K

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	Absentee owner
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