

Single Family Residence **RESIDENTIAL**

17603 RACHEL CIR

EAGLE RIVER, AK 99577

\$400,660 TopHap Estimate · \$258 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,554 ft²

LIVING AREA

0.1 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$401K

\$380K low

\$421K high

Est. Owner Equity

\$142,437

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$5,718 (2025)
Assessed Value	\$364,200
Previous Assessed	\$338,800
Assessor Market Value	\$364,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Townhouse
County	Anchorage
Lot (acres)	0.10
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 98 ft²

Patio · 98 ft²

Porch · 48 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 14, 2023	Financing	Affidavit Of Death Of Joint Tenant			
May 17, 2021	Financing	Warranty Deed			\$258K
Jun 13, 2017	Financing	Warranty Deed			\$260K
May 11, 2011	Financing	Warranty Deed			\$250K
May 21, 1999	Financing	Grant Deed			\$129K

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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