

Single Family Residence **RESIDENTIAL**

17622 RACHEL CIR

EAGLE RIVER, AK 99577

\$382,008 TopHap Estimate · \$255 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,501 ft²
LIVING AREA

3,146 ft²
LOT SIZE

1986
YEAR BUILT

2
STORIES

7
ROOMS

1
PARKING

VALUATION

\$382K

\$367K low

\$397K high

Est. Owner Equity

\$129,173

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$4,030 (2025)
Assessed Value	\$331,700
Previous Assessed	\$312,100
Assessor Market Value	\$331,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Townhouse
County	Anchorage
Lot (acres)	0.07
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 16 ft²

Patio · 112 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 31, 2017	Financing	Warranty Deed			\$253K
Apr 29, 2010	Financing	Warranty Deed			\$250K
Sep 30, 2009	Quitclaim	Quit Claim Transfer			\$201K
Nov 14, 2000	Financing	Grant Deed			\$153K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fire Lake Elementary School	Elementary	PK–6	0.5 mi
Chugiak High School	High	9–12	2.3 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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