

Single Family Residence

RESIDENTIAL

21035 RIVER PARK DR

EAGLE RIVER, AK 99577

\$368,236 TopHap Estimate · \$399 / ft² · confidence 91 · as of Jul 14, 2026



2

BEDS

2

BATHS

924 ft²

LIVING AREA

0.92 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$368K

\$336K low

\$400K high

Est. Owner Equity

\$142,373

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$4,693 (2025)
Assessed Value	\$302,800
Previous Assessed	\$289,300
Assessor Market Value	\$302,800

PROPERTY FACTS

Property Type	Single Family Residence
County	Anchorage
Lot (acres)	0.92
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 155 ft²

Patio · 155 ft²

Porch · 24 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 1, 2011	Quitclaim	Quit Claim Transfer			\$225K
May 11, 2011	Quitclaim	Quit Claim Transfer			
Apr 15, 2011	Non-arms-length	Trustees Deed	\$146,926	\$159	
Oct 4, 2000	Financing	Grant Deed			\$117K
Jul 10, 2000	Financing	Grant Deed			\$105K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Eagle River High School	High	9–12	2.8 mi
Gruening Middle School	Middle	7–8	5.8 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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