

Single Family Residence **RESIDENTIAL**

21427 RIVER PARK DR

EAGLE RIVER, AK 99577

\$771,782 TopHap Estimate · \$293 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

2,634 ft²

LIVING AREA

0.92 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

10

ROOMS

6

PARKING

VALUATION

\$772K

\$730K low

\$813K high

Last Sale

\$821,873 · May 22, 2025

Est. Owner Equity

\$153,832

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$6,613 (2024)
Assessed Value	\$668,200
Previous Assessed	\$639,100
Assessor Market Value	\$668,200

PROPERTY FACTS

Property Type	Single Family Residence
County	ANCHORAGE
Lot (acres)	0.92
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Spa/Hot Tub (Only)

Deck · 222 ft²

Patio · 222 ft²

Porch · 276 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 21, 2025	Financing	Warranty Deed			\$618K
Oct 12, 2016	Quitclaim	Quit Claim Transfer			\$270K
Nov 17, 1999	Financing	Grant Deed			\$208K
Jul 21, 1999	Quitclaim	Quit Claim Transfer			\$177K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Eagle River High School	High	9–12	3.1 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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