

Single Family Residence

RESIDENTIAL

12970 ROSSER DR

EAGLE RIVER, AK 99577

\$701,463

TopHap Estimate · \$279 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,516 ft²

LIVING AREA

0.29 ac

LOT SIZE

2008

YEAR BUILT

2

STORIES

7

ROOMS

3

PARKING

VALUATION

\$701K

\$656K low

\$747K high

Est. Owner Equity

\$252,471

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$6,323 (2025)
Assessed Value	\$660,500
Previous Assessed	\$632,100
Assessor Market Value	\$660,500

PROPERTY FACTS

Property Type	Single Family Residence
County	Anchorage
Lot (acres)	0.29
Heating	Forced Air
Cooling	Central
Pool	Yes

Deck · 16 ft²

Patio · 16 ft²

Porch · 135 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 28, 2023	Financing	Intrafamily Transfer			
Mar 20, 2021	Financing	Intrafamily Transfer			\$449K
May 28, 2009	Financing	Warranty Deed			\$571K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Chugiak High School	High	9–12	2.7 mi
Birchwood ABC Elementary School	Elementary	PK–6	3.0 mi
Mirror Lake Middle School	Middle	7–8	8.1 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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