

Single Family Residence **RESIDENTIAL**

12862 ROSSER DR

EAGLE RIVER, AK 99577

\$917,720 TopHap Estimate · \$195 / ft² · confidence 91 · as of Jul 14, 2026



5
BEDS

4
BATHS

4,702 ft²
LIVING AREA

0.32 ac
LOT SIZE

2009
YEAR BUILT

2
STORIES

8
ROOMS

4
PARKING

VALUATION

\$918K

\$836K low

\$999K high

Est. Owner Equity

\$317,720

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$11,951 (2025)
Assessed Value	\$898,100
Previous Assessed	\$868,900
Assessor Market Value	\$898,100

PROPERTY FACTS

Property Type	Single Family Residence
County	Anchorage
Lot (acres)	0.32
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Spa/Hot Tub (Only)

Deck · 130 ft²

Patio · 355 ft²

Porch · 257 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 22, 2010	Financing	Warranty Deed			\$626K
Jul 14, 2009	Financing	Warranty Deed			\$500K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Chugiak High School	High	9–12	2.8 mi
Birchwood ABC Elementary School	Elementary	PK–6	3.1 mi
Mirror Lake Middle School	Middle	7–8	8.2 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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