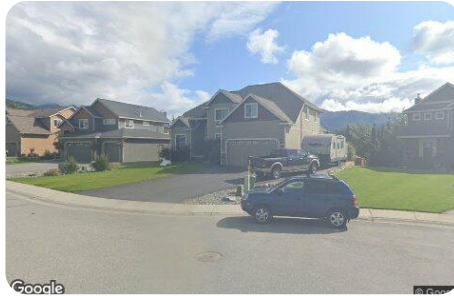


Single Family Residence **RESIDENTIAL**

12844 ROSSER DR

EAGLE RIVER, AK 99577

\$716,887 TopHap Estimate · \$188 / ft² · confidence 95 · as of Jul 14, 2026



5
BEDS

4
BATHS

3,808 ft²
LIVING AREA

0.24 ac
LOT SIZE

2010
YEAR BUILT

2
STORIES

11
ROOMS

3
PARKING

VALUATION

\$717K

\$680K low

\$754K high

Est. Owner Equity

\$112,635

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$9,354 (2025)
Assessed Value	\$644,200
Previous Assessed	\$660,900
Assessor Market Value	\$644,200

PROPERTY FACTS

Property Type	Single Family Residence
County	Anchorage
Lot (acres)	0.24
Heating	Forced Air
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

Deck · 114 ft²

Patio · 119 ft²

Porch · 115 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 22, 2010	Financing	Warranty Deed			\$616K
Jan 21, 2010	Financing	Warranty Deed			\$400K

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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