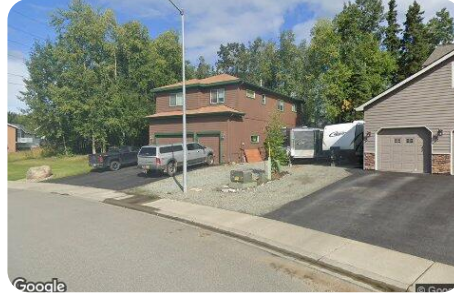


Single Family Residence **RESIDENTIAL**

12997 ROSSER DR

EAGLE RIVER, AK 99577

\$598,389 TopHap Estimate · \$253 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,363 ft²

LIVING AREA

0.21 ac

LOT SIZE

2010

YEAR BUILT

2

STORIES

8

ROOMS

3

PARKING

VALUATION

\$598K

\$570K low

\$626K high

Est. Owner Equity

\$168,492

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$4,960 (2025)
Assessed Value	\$566,600
Previous Assessed	\$544,300
Assessor Market Value	\$566,600

PROPERTY FACTS

Property Type	Single Family Residence
County	Anchorage
Lot (acres)	0.21
Heating	Forced Air
Fireplace	Yes
Pool	No

Deck · 170 ft²

Patio · 170 ft²

Porch · 81 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 18, 2016	Financing	Warranty Deed			\$473K
Aug 31, 2010	Financing	Warranty Deed			\$443K
Mar 23, 2010	Recorded document	Warranty Deed			

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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