

Single Family Residence **RESIDENTIAL**

12916 ROSSER DR

EAGLE RIVER, AK 99577

\$779,216 TopHap Estimate · \$183 / ft² · confidence 96 · as of Jul 14, 2026



5

BEDS

4

BATHS

4,251 ft²

LIVING AREA

0.31 ac

LOT SIZE

2009

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$779K

\$747K low

\$812K high

Est. Owner Equity

\$161,216

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$9,749 (2025)
Assessed Value	\$746,400
Previous Assessed	\$723,400
Assessor Market Value	\$746,400

PROPERTY FACTS

Property Type	Single Family Residence
County	Anchorage
Lot (acres)	0.31
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

Shed · 120 ft²

Porch · 95 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 30, 2018	Financing	Warranty Deed			\$543K
Apr 10, 2015	Financing	Warranty Deed			\$596K
Aug 28, 2013	Financing	Warranty Deed			\$300K
Aug 2, 2013	Financing	Warranty Deed			\$300K
Jun 27, 2013	Financing	Warranty Deed			\$520K
Mar 6, 2013	Financing	Warranty Deed			\$280K
Jan 30, 2013	Financing	Warranty Deed			\$300K
Jan 30, 2013	Financing	Warranty Deed			\$490K
Aug 27, 2012	Financing	Warranty Deed			\$310K
Aug 27, 2012	Financing	Warranty Deed			\$310K
Aug 27, 2012	Financing	Warranty Deed			\$310K
Jun 29, 2012	Financing	Warranty Deed			\$310K
Jun 29, 2012	Financing	Warranty Deed			\$310K
Apr 25, 2012	Financing	Warranty Deed			\$310K
Apr 25, 2012	Financing	Warranty Deed			\$310K
Mar 5, 2009	Financing	Trustees Deed			\$431K

Feb 11, 2009 Recorded document Warranty Deed

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