

Single Family Residence **RESIDENTIAL**

12934 ROSSER DR

EAGLE RIVER, AK 99577

\$696,742 TopHap Estimate · \$282 / ft² · confidence 97 · as of Jun 23, 2026



4

BEDS

2.5

BATHS

2,473 ft²

LIVING AREA

0.34 ac

LOT SIZE

2011

YEAR BUILT

2

STORIES

8

ROOMS

3

PARKING

VALUATION

\$697K

\$676K low

\$718K high

Last Sale

\$587,387 · Jun 15, 2022

Est. Owner Equity

\$97,367

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$7,559 (2025)
Assessed Value	\$595,600
Previous Assessed	\$566,200
Assessor Market Value	\$595,600

PROPERTY FACTS

Property Type	Single Family Residence
County	ANCHORAGE
Lot (acres)	0.34
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 192 ft²

Patio · 192 ft²

Porch · 56 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 14, 2022	Financing	Warranty Deed			\$599K
Jun 7, 2017	Financing	Warranty Deed			\$464K
May 25, 2012	Financing	Warranty Deed			\$405K
May 25, 2012	Quitclaim	Quit Claim Transfer			
Jun 6, 2011	Financing	Warranty Deed			\$340K

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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------