

Single Family Residence **RESIDENTIAL**

12952 ROSSER DR

EAGLE RIVER, AK 99577

\$666,866 TopHap Estimate · \$263 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,536 ft²

LIVING AREA

0.27 ac

LOT SIZE

2011

YEAR BUILT

2

STORIES

8

ROOMS

3

PARKING

VALUATION

\$667K

\$637K low

\$697K high

Est. Owner Equity

\$148,451

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$8,593 (2025)
Assessed Value	\$591,800
Previous Assessed	\$568,800
Assessor Market Value	\$591,800

PROPERTY FACTS

Property Type	Single Family Residence
County	Anchorage
Lot (acres)	0.27
Heating	Forced Air
Fireplace	Yes
Pool	No

Deck · 216 ft²

Patio · 216 ft²

Porch · 40 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 28, 2024	Quitclaim	Quit Claim Transfer			
Jun 12, 2021	Financing	Warranty Deed			\$518K
Apr 13, 2018	Financing	Warranty Deed			\$515K
Jul 8, 2015	Financing	Warranty Deed			\$506K
Apr 12, 2012	Financing	Warranty Deed			\$375K
Apr 12, 2012	Quitclaim	Quit Claim Transfer			
Mar 20, 2012	Financing	Warranty Deed			\$310K
Jun 6, 2011	Financing	Warranty Deed			\$340K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Chugiak High School	High	9–12	2.7 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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