

Single Family Residence **RESIDENTIAL**

12898 ROSSER DR

EAGLE RIVER, AK 99577

\$641,214 TopHap Estimate · \$240 / ft² · confidence 93 · as of Jul 14, 2026

4
BEDS

3
BATHS

2,670 ft²
LIVING AREA

0.29 ac
LOT SIZE

2011
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$641K

\$595K low

\$687K high

Est. Owner Equity

\$357,964

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax

\$7,473 (2025)

Assessed Value

\$589,700

Previous Assessed

\$566,500

Assessor Market Value

\$589,700

PROPERTY FACTS

Property Type	Single Family Residence
County	Anchorage
Lot (acres)	0.29
Heating	Forced Air
Fireplace	Yes
Pool	No

Deck · 230 ft²

Patio · 230 ft²

Porch · 60 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 7, 2017	Financing	Warranty Deed			\$320K
Jun 7, 2013	Financing	Warranty Deed			\$465K
Jul 6, 2011	Financing	Warranty Deed			\$491K
Apr 4, 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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