

Single Family Residence **RESIDENTIAL**

12880 ROSSER DR

EAGLE RIVER, AK 99577

\$701,293 TopHap Estimate · \$274 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,562 ft²

LIVING AREA

0.26 ac

LOT SIZE

2011

YEAR BUILT

2

STORIES

8

ROOMS

3

PARKING

VALUATION

\$701K

\$681K low

\$722K high

Last Sale

\$647,897 · Jul 18, 2023

Est. Owner Equity

\$29,535

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax	\$9,104 (2024)
Assessed Value	\$642,300
Previous Assessed	\$610,600
Assessor Market Value	\$642,300

PROPERTY FACTS

Property Type	Single Family Residence
County	ANCHORAGE
Lot (acres)	0.26
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Spa/Hot Tub (Only)

Deck · 120 ft²

Patio · 120 ft²

Porch · 92 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 12, 2023	Financing	Warranty Deed			\$661K
Dec 1, 2021	Financing	Warranty Deed			\$530K
Apr 17, 2014	Financing	Warranty Deed			\$416K
Mar 25, 2014	Recorded document	Warranty Deed			
Apr 3, 2012	Financing	Warranty Deed			\$443K
Nov 16, 2011	Financing	Trustees Deed			\$345K
Jul 13, 2010	Financing	Warranty Deed			\$87K

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	Absentee owner
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