

Single Family Residence **RESIDENTIAL**

12975 ROSSER DR

EAGLE RIVER, AK 99577

\$661,468 TopHap Estimate · \$225 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,934 ft²

LIVING AREA

0.2 ac

LOT SIZE

2011

YEAR BUILT

2

STORIES

8

ROOMS

3

PARKING

VALUATION

\$661K

\$623K low

\$700K high

Est. Owner Equity

\$319,468

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$8,125 (2025)
Assessed Value	\$634,600
Previous Assessed	\$611,400
Assessor Market Value	\$634,600

PROPERTY FACTS

Property Type	Single Family Residence
County	Anchorage
Lot (acres)	0.20
Heating	Forced Air
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

Deck · 100 ft²

Patio · 218 ft²

Porch · 139 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 29, 2012	Financing	Warranty Deed			\$342K
May 28, 2010	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Chugiak High School	High	9–12	2.7 mi
Birchwood ABC Elementary School	Elementary	PK–6	3.0 mi
Mirror Lake Middle School	Middle	7–8	8.1 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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