

Single Family Residence **RESIDENTIAL**

13242 ROSSER DR

EAGLE RIVER, AK 99577

\$682,574 TopHap Estimate · \$328 / ft² · confidence 97 · as of Jun 23, 2026



4

BEDS

3

BATHS

2,082 ft²

LIVING AREA

0.22 ac

LOT SIZE

2013

YEAR BUILT

2

STORIES

8

ROOMS

3

PARKING

VALUATION

\$683K

\$662K low

\$703K high

Est. Owner Equity

\$292,574

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$8,471 (2025)
Assessed Value	\$583,400
Previous Assessed	\$556,700
Assessor Market Value	\$583,400

PROPERTY FACTS

Property Type	Single Family Residence
County	Anchorage
Lot (acres)	0.23
Heating	Forced Air
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

Deck · 80 ft²

Patio · 112 ft²

Porch · 122 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 22, 2023	Financing	Warranty Deed			\$390K
Aug 10, 2017	Financing	Warranty Deed			\$372K
May 30, 2013	Financing	Warranty Deed			\$439K
Dec 13, 2012	Financing	Trustees Deed			\$226K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Chugiak High School	High	9–12	2.6 mi
Birchwood ABC Elementary School	Elementary	PK–6	2.9 mi
Mirror Lake Middle School	Middle	7–8	8.0 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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