

Single Family Residence **RESIDENTIAL**

13278 ROSSER DR

EAGLE RIVER, AK 99577

\$659,103 TopHap Estimate · \$338 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,949 ft²

LIVING AREA

0.3 ac

LOT SIZE

2013

YEAR BUILT

2

STORIES

8

ROOMS

3

PARKING

VALUATION

\$659K

\$637K low

\$681K high

Est. Owner Equity

\$236,075

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$5,433 (2025)
Assessed Value	\$599,200
Previous Assessed	\$571,300
Assessor Market Value	\$599,200

PROPERTY FACTS

Property Type	Single Family Residence
County	Anchorage
Lot (acres)	0.30
Heating	Forced Air
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

Deck · 320 ft²

Patio · 352 ft²

Porch · 30 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 29, 2015	Financing	Warranty Deed			\$458K
Sep 13, 2013	Financing	Warranty Deed			\$437K
Apr 8, 2013	Financing	Trustees Deed			\$306K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Chugiak High School	High	9–12	2.5 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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