

Single Family Residence **RESIDENTIAL**

13351 ROSSER DR

EAGLE RIVER, AK 99577

\$612,001 TopHap Estimate · \$326 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,880 ft²

LIVING AREA

0.22 ac

LOT SIZE

2012

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$612K

\$577K low

\$647K high

Est. Owner Equity

\$153,348

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$7,935 (2025)
Assessed Value	\$546,500
Previous Assessed	\$520,600
Assessor Market Value	\$546,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Anchorage
Lot (acres)	0.22
Heating	Radiant
Fireplace	Yes
Pool	No

Deck · 147 ft²

Patio · 147 ft²

Porch · 325 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 14, 2016	Financing	Warranty Deed			\$459K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Chugiak High School	High	9–12	2.5 mi
Birchwood ABC Elementary School	Elementary	PK–6	2.8 mi
Mirror Lake Middle School	Middle	7–8	7.9 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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