

Single Family Residence **RESIDENTIAL**

13237 ROSSER DR

EAGLE RIVER, AK 99577

\$683,355 TopHap Estimate · \$246 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,777 ft²

LIVING AREA

0.2 ac

LOT SIZE

2013

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$683K

\$654K low

\$713K high

Est. Owner Equity

\$273,355

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$8,091 (2025)
Assessed Value	\$632,200
Previous Assessed	\$605,400
Assessor Market Value	\$632,200

PROPERTY FACTS

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

Deck · 80 ft²

Patio · 80 ft²

Porch · 96 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 14, 2017	Financing	Warranty Deed			\$430K
Jan 30, 2014	Quitclaim	Quit Claim Transfer			
Jan 27, 2014	Financing	Warranty Deed			\$459K

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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------