

Single Family Residence **RESIDENTIAL**

13350 ROSSER DR

EAGLE RIVER, AK 99577

\$725,000 TopHap Estimate · \$275 / ft² · confidence 98 · as of Jul 14, 2026



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4

BEDS

3

BATHS

2,636 ft²

LIVING AREA

0.19 ac

LOT SIZE

2013

YEAR BUILT

2

STORIES

8

ROOMS

3

PARKING

VALUATION

\$725K

\$709K low

\$741K high

Est. Owner Equity

\$234,800

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$8,346 (2025)
Assessed Value	\$649,800
Previous Assessed	\$621,500
Assessor Market Value	\$649,800

PROPERTY FACTS

Property Type	Single Family Residence
County	Anchorage
Lot (acres)	0.19
Heating	Forced Air
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

Deck · 118 ft²

Patio · 118 ft²

Porch · 48 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 6, 2016	Financing	Warranty Deed			\$490K
Oct 21, 2013	Financing	Warranty Deed			\$453K

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



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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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