

Single Family Residence **RESIDENTIAL**

13314 ROSSER DR

EAGLE RIVER, AK 99577

\$685,000 TopHap Estimate · \$297 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,307 ft²

LIVING AREA

0.24 ac

LOT SIZE

2013

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$685K

\$628K low

\$742K high

Last Sale

\$469,100 · Nov 4, 2013

Est. Owner Equity

\$205,768

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$7,498 (2025)
Assessed Value	\$591,400
Previous Assessed	\$564,300
Assessor Market Value	\$591,400

PROPERTY FACTS

Property Type	Single Family Residence
County	ANCHORAGE
Lot (acres)	0.24
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Spa/Hot Tub (Only)

Porch · 213 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 31, 2013	Financing	Warranty Deed			\$479K
Aug 27, 2013	Financing	Trustees Deed			\$339K

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	Owner occupied
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