

Single Family Residence **RESIDENTIAL**

13296 ROSSER DR

EAGLE RIVER, AK 99577

\$707,490 TopHap Estimate · \$253 / ft² · confidence 93 · as of Jul 14, 2026



4
BEDS

3
BATHS

2,791 ft²
LIVING AREA

0.3 ac
LOT SIZE

2013
YEAR BUILT

2
STORIES

8
ROOMS

3
PARKING

VALUATION

\$707K

\$660K low

\$755K high

Est. Owner Equity

\$317,785

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$9,368 (2025)
Assessed Value	\$645,200
Previous Assessed	\$616,400
Assessor Market Value	\$645,200

PROPERTY FACTS

Property Type	Single Family Residence
County	Anchorage
Lot (acres)	0.30
Heating	Forced Air
Fireplace	Yes
Pool	No

Deck · 118 ft²

Patio · 118 ft²

Porch · 112 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 20, 2013	Financing	Warranty Deed			\$397K

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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