

Single Family Residence **RESIDENTIAL**

13259 ROSSER DR

EAGLE RIVER, AK 99577

\$709,732 TopHap Estimate · \$272 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,610 ft²

LIVING AREA

0.22 ac

LOT SIZE

2013

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$710K

\$691K low

\$729K high

Est. Owner Equity

\$48,612

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$9,166 (2025)
Assessed Value	\$631,300
Previous Assessed	\$603,300
Assessor Market Value	\$631,300

PROPERTY FACTS

Property Type	Single Family Residence
County	Anchorage
Lot (acres)	0.22
Heating	Forced Air
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

Deck · 16 ft²

Patio · 16 ft²

Porch · 198 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 15, 2024	Financing	Warranty Deed			\$661K
Jul 15, 2021	Financing	Warranty Deed			\$538K
Jan 14, 2014	Financing	Warranty Deed			\$239K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Chugiak High School	High	9–12	2.5 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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