

Single Family Residence **RESIDENTIAL**

13295 ROSSER DR

EAGLE RIVER, AK 99577

\$665,000 TopHap Estimate · \$274 / ft² · confidence 93 · as of Jul 14, 2026



4
BEDS

3
BATHS

2,431 ft²
LIVING AREA

0.24 ac
LOT SIZE

2013
YEAR BUILT

2
STORIES

8
ROOMS

3
PARKING

VALUATION

\$665K

\$619K low

\$711K high

Est. Owner Equity

\$177,500

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$8,986 (2025)
Assessed Value	\$618,900
Previous Assessed	\$591,100
Assessor Market Value	\$618,900

PROPERTY FACTS

Property Type	Single Family Residence
County	Anchorage
Lot (acres)	0.24
Heating	Forced Air
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

Deck · 120 ft²

Patio · 168 ft²

Porch · 48 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 13, 2018	Financing	Warranty Deed			\$466K
Jan 27, 2016	Financing	Warranty Deed			\$493K
Nov 14, 2013	Financing	Warranty Deed			\$467K

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	Absentee owner
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