

Single Family Residence **RESIDENTIAL**

13299 ROSSER DR

EAGLE RIVER, AK 99577

\$650,000 TopHap Estimate · \$302 / ft² · confidence 99 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,154 ft²
LIVING AREA

0.27 ac
LOT SIZE

2013
YEAR BUILT

2
STORIES

8
ROOMS

3
PARKING

VALUATION

\$650K

\$640K low

\$660K high

Last Sale

\$755,573 · Feb 15, 2024

Est. Owner Equity

\$81,900

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$7,668 (2025)
Assessed Value	\$603,100
Previous Assessed	\$575,500
Assessor Market Value	\$603,100

PROPERTY FACTS

Property Type	Single Family Residence
County	ANCHORAGE
Lot (acres)	0.27
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Spa/Hot Tub (Only)

Deck · 96 ft²

Patio · 548 ft²

Porch · 63 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 22, 2024	Financing	Warranty Deed			\$568K
Nov 7, 2016	Financing	Warranty Deed			\$455K
Apr 9, 2015	Financing	Warranty Deed			\$436K
Sep 27, 2013	Financing	Trustees Deed			\$311K

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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