

Single Family Residence **RESIDENTIAL**

13379 ROSSER DR

EAGLE RIVER, AK 99577

\$731,205 TopHap Estimate · \$261 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,802 ft²

LIVING AREA

0.26 ac

LOT SIZE

2014

YEAR BUILT

2

STORIES

12

ROOMS

2

PARKING

VALUATION

\$731K

\$703K low

\$759K high

Est. Owner Equity

\$0

Loan-to-Value

182%

TAX & ASSESSMENT

Property Tax	\$6,228 (2025)
Assessed Value	\$653,900
Previous Assessed	\$625,400
Assessor Market Value	\$653,900

PROPERTY FACTS

Property Type	Single Family Residence
County	Anchorage
Lot (acres)	0.26
Heating	Forced Air
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

Deck · 138 ft²

Patio · 138 ft²

Porch · 107 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 3, 2025	Financing	Intrafamily Transfer			
Sep 27, 2019	Financing	Warranty Deed			\$575K
Dec 4, 2014	Financing	Grant Deed			\$320K
Apr 24, 2014	Quitclaim	Quit Claim Transfer			
Oct 29, 2013	Financing	Warranty Deed			\$429K

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
--------------------------------------	--	---	---	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------