

Single Family Residence **RESIDENTIAL**

13206 ROSSER DR

EAGLE RIVER, AK 99577

\$672,209 TopHap Estimate · \$293 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,298 ft²

LIVING AREA

0.2 ac

LOT SIZE

2013

YEAR BUILT

2

STORIES

8

ROOMS

3

PARKING

VALUATION

\$672K

\$633K low

\$711K high

Est. Owner Equity

\$270,883

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$7,561 (2025)
Assessed Value	\$595,700
Previous Assessed	\$567,100
Assessor Market Value	\$595,700

PROPERTY FACTS

Property Type	Single Family Residence
County	Anchorage
Lot (acres)	0.20
Heating	Forced Air
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

Porch · 98 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 27, 2014	Financing	Warranty Deed			\$439K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Chugiak High School	High	9–12	2.6 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.

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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