

Single Family Residence **RESIDENTIAL**

13150 ROSSER DR

EAGLE RIVER, AK 99577

\$640,463 TopHap Estimate · \$313 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,047 ft²

LIVING AREA

0.2 ac

LOT SIZE

2013

YEAR BUILT

2

STORIES

8

ROOMS

3

PARKING

VALUATION

\$640K

\$620K low

\$661K high

Est. Owner Equity

\$408,663

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$7,308 (2025)
Assessed Value	\$578,300
Previous Assessed	\$551,700
Assessor Market Value	\$578,300

PROPERTY FACTS

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

Deck · 96 ft²

Patio · 128 ft²

Porch · 105 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 3, 2014	Financing	Warranty Deed			\$260K

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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