

Single Family Residence **RESIDENTIAL**

13168 ROSSER DR

EAGLE RIVER, AK 99577

\$707,810 TopHap Estimate · \$267 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,652 ft²

LIVING AREA

0.19 ac

LOT SIZE

2014

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$708K

\$683K low

\$733K high

Est. Owner Equity

\$307,810

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$9,030 (2025)
Assessed Value	\$621,900
Previous Assessed	\$594,400
Assessor Market Value	\$621,900

PROPERTY FACTS

Property Type	Single Family Residence
County	Anchorage
Lot (acres)	0.19
Heating	Forced Air
Fireplace	Yes
Pool	No

Porch · 213 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 15, 2019	Financing	Warranty Deed			\$400K
Jun 13, 2016	Financing	Warranty Deed			\$506K
Jun 27, 2014	Financing	Warranty Deed			\$436K

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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