

Single Family Residence **RESIDENTIAL**

13108 ROSSER DR

EAGLE RIVER, AK 99577

\$750,974 TopHap Estimate · \$259 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,896 ft²

LIVING AREA

0.2 ac

LOT SIZE

2015

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$751K

\$678K low

\$824K high

Est. Owner Equity

\$182,974

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$9,133 (2025)
Assessed Value	\$629,000
Previous Assessed	\$604,300
Assessor Market Value	\$629,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Anchorage
Lot (acres)	0.20
Heating	Forced Air
Fireplace	Yes
Pool	No

Deck · 60 ft²

Patio · 60 ft²

Porch · 80 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 30, 2025	Financing	Intrafamily Transfer			
Aug 23, 2024	Financing	Warranty Deed			\$568K
Nov 5, 2020	Financing	Warranty Deed			\$432K
Jun 26, 2018	Financing	Warranty Deed			\$497K
Sep 4, 2015	Financing	Warranty Deed			\$497K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Chugiak High School	High	9–12	2.7 mi
Birchwood ABC Elementary School	Elementary	PK–6	3.0 mi
Mirror Lake Middle School	Middle	7–8	8.1 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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