

Single Family Residence **RESIDENTIAL**

13080 ROSSER DR

EAGLE RIVER, AK 99577

\$795,158 TopHap Estimate · \$232 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,427 ft²

LIVING AREA

0.19 ac

LOT SIZE

2014

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

\$795K

\$774K low

\$816K high

Last Sale

\$578,859 · Jul 10, 2026

Est. Owner Equity

\$222,030

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$9,691 (2025)
Assessed Value	\$742,400
Previous Assessed	\$712,800
Assessor Market Value	\$742,400

PROPERTY FACTS

Property Type	Single Family Residence
County	ANCHORAGE
Lot (acres)	0.19
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Spa/Hot Tub (Only)

Deck · 96 ft²

Patio · 276 ft²

Porch · 36 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 9, 2026	Resale	Warranty Deed	\$578,859	\$169	\$573K
Jun 2, 2020	Financing	Warranty Deed			\$573K
Mar 30, 2015	Financing	Warranty Deed			\$424K

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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