

Single Family Residence **RESIDENTIAL**

13044 ROSSER DR

EAGLE RIVER, AK 99577

\$681,670 TopHap Estimate · \$274 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,491 ft²
LIVING AREA

0.2 ac
LOT SIZE

2013

YEAR BUILT

2

STORIES

8

ROOMS

4

PARKING

VALUATION

\$682K

\$648K low

\$715K high

Est. Owner Equity

\$53,448

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$7,870 (2025)
Assessed Value	\$617,000
Previous Assessed	\$590,000
Assessor Market Value	\$617,000

PROPERTY FACTS

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

Deck · 112 ft²

Patio · 112 ft²

Porch · 122 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 31, 2023	Financing	Warranty Deed			\$628K
Aug 28, 2014	Financing	Warranty Deed			\$359K

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
--------------------------------------	--	---	---	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy	Owner occupied
-----------	----------------