

Single Family Residence **RESIDENTIAL**

13036 ROSSER DR

EAGLE RIVER, AK 99577

\$720,703 TopHap Estimate · \$265 / ft² · confidence 93 · as of Jul 14, 2026



4
BEDS

4
BATHS

2,719 ft²
LIVING AREA

0.24 ac
LOT SIZE

2013
YEAR BUILT

2
STORIES

8
ROOMS

3
PARKING

VALUATION

\$721K

\$672K low

\$769K high

Est. Owner Equity

\$99,703

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$9,756 (2025)
Assessed Value	\$671,900
Previous Assessed	\$641,900
Assessor Market Value	\$671,900

PROPERTY FACTS

Property Type	Single Family Residence
County	Anchorage
Lot (acres)	0.24
Heating	Forced Air
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

Patio · 84 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 21, 2022	Financing	Warranty Deed			\$621K

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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