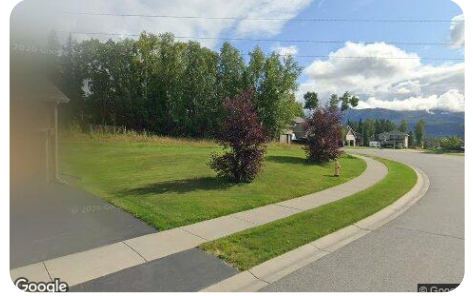
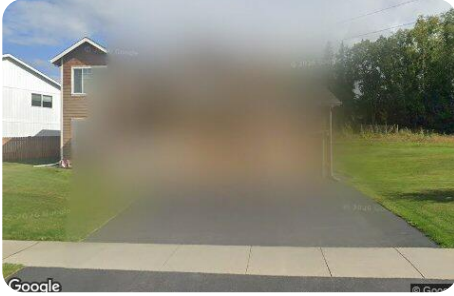


Single Family Residence **RESIDENTIAL**

13073 ROSSER DR

EAGLE RIVER, AK 99577

\$612,284 TopHap Estimate · \$290 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,112 ft²

LIVING AREA

0.21 ac

LOT SIZE

2014

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$612K

\$573K low

\$651K high

Est. Owner Equity

\$165,798

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$4,658 (2025)
Assessed Value	\$545,800
Previous Assessed	\$524,400
Assessor Market Value	\$545,800

PROPERTY FACTS

Property Type	Single Family Residence
County	Anchorage
Lot (acres)	0.21
Heating	Forced Air
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

Deck · 80 ft²

Patio · 80 ft²

Porch · 54 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 11, 2014	Financing	Warranty Deed			\$457K

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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