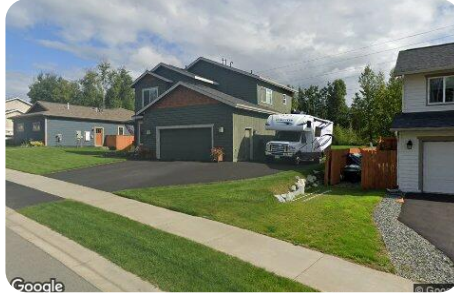


Single Family Residence **RESIDENTIAL**

# 13171 ROSSER DR

EAGLE RIVER, AK 99577

**\$629,234** TopHap Estimate · \$319 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**1,971 ft<sup>2</sup>**

LIVING AREA

**0.2 ac**

LOT SIZE

**2014**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**2**

PARKING

## VALUATION

**\$629K**

\$609K low

\$650K high

Est. Owner Equity

**\$158,890**

Loan-to-Value

**72%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,092 (2025) |
| Assessed Value        | \$557,300      |
| Previous Assessed     | \$530,200      |
| Assessor Market Value | \$557,300      |

## PROPERTY FACTS

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

Deck · 50 ft²

Patio · 50 ft²

Porch · 92 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE | \$/FT² | LOAN   |
|--------------|-------------------|---------------------|-------|--------|--------|
| Aug 14, 2020 | Financing         | Warranty Deed       |       |        | \$470K |
| Apr 11, 2018 | Recorded document | Warranty Deed       |       |        |        |
| Jun 5, 2017  | Financing         | Warranty Deed       |       |        | \$457K |
| Sep 2, 2014  | Quitclaim         | Quit Claim Transfer |       |        |        |
| Sep 2, 2014  | Financing         | Warranty Deed       |       |        | \$437K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Chugiak High School             | High       | 9–12   | 2.6 mi   |
| Birchwood ABC Elementary School | Elementary | PK–6   | 2.9 mi   |
| Mirror Lake Middle School       | Middle     | 7–8    | 8.0 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

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>65</div> <div>CRIME INDEX</div> | <div>64</div> <div>AIR POLLUTION</div> | <div>29,285</div> <div>POPULATION</div> | <div>\$125K</div> <div>MEDIAN IN-COME</div> | <div>35°F</div> <div>AVG TEMP</div> | <div>42%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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