

Single Family Residence **RESIDENTIAL**

13378 ROSSER DR

EAGLE RIVER, AK 99577

\$619,000 TopHap Estimate · \$299 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,070 ft²

LIVING AREA

0.19 ac

LOT SIZE

2015

YEAR BUILT

2

STORIES

7

ROOMS

3

PARKING

VALUATION

\$619K

\$574K low

\$664K high

Last Sale

\$617,400 · Jul 17, 2025

Est. Owner Equity

\$0

Loan-to-Value

102%

TAX & ASSESSMENT

Property Tax	\$6,777 (2024)
Assessed Value	\$551,600
Previous Assessed	\$529,500
Assessor Market Value	\$551,600

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 · 32 ft²

Patio · 92 ft²

Porch · 96 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 20, 2021	Financing	Warranty Deed			\$366K
Aug 14, 2015	Financing	Warranty Deed			\$455K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Chugiak High School	High	9–12	2.5 mi
Birchwood ABC Elementary School	Elementary	PK–6	2.8 mi
Mirror Lake Middle School	Middle	7–8	7.9 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	Absentee owner
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