

Single Family Residence **RESIDENTIAL**

13260 ROSSER DR

EAGLE RIVER, AK 99577

\$715,275 TopHap Estimate · \$296 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,416 ft²

LIVING AREA

0.25 ac

LOT SIZE

2014

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$715K

\$688K low

\$743K high

Est. Owner Equity

\$201,675

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$8,230 (2025)
Assessed Value	\$641,800
Previous Assessed	\$613,500
Assessor Market Value	\$641,800

PROPERTY FACTS

Property Type	Single Family Residence
County	Anchorage
Lot (acres)	0.25
Heating	Forced Air
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

Deck · 184 ft²

Patio · 526 ft²

Porch · 124 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 29, 2020	Financing	Warranty Deed			\$464K
Jul 16, 2014	Financing	Warranty Deed			\$442K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Chugiak High School	High	9–12	2.5 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

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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