

Single Family Residence **RESIDENTIAL**

13234 ROSSER DR

EAGLE RIVER, AK 99577

\$639,406 TopHap Estimate · \$256 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,500 ft²

LIVING AREA

0.21 ac

LOT SIZE

2013

YEAR BUILT

2

STORIES

8

ROOMS

3

PARKING

VALUATION

\$639K

\$598K low

\$681K high

Est. Owner Equity

\$178,656

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$7,260 (2025)
Assessed Value	\$575,000
Previous Assessed	\$552,600
Assessor Market Value	\$575,000

PROPERTY FACTS

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

Deck · 355 ft²

Patio · 355 ft²

Porch · 103 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 15, 2018	Financing	Warranty Deed			\$470K
May 15, 2015	Financing	Warranty Deed			\$491K

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

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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