

Single Family Residence **RESIDENTIAL**

13271 ROSSER DR

EAGLE RIVER, AK 99577

\$693,558 TopHap Estimate · \$308 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,255 ft²

LIVING AREA

0.2 ac

LOT SIZE

2015

YEAR BUILT

2

STORIES

8

ROOMS

3

PARKING

VALUATION

\$694K

\$674K low

\$714K high

Est. Owner Equity

\$217,683

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$5,150 (2025)
Assessed Value	\$579,700
Previous Assessed	\$557,200
Assessor Market Value	\$579,700

PROPERTY FACTS

Property Type	Single Family Residence
County	Anchorage
Lot (acres)	0.20
Heating	Forced Air
Fireplace	Yes
Pool	No

Deck · 143 ft²

Patio · 143 ft²

Porch · 137 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 10, 2024	Financing	Warranty Deed			\$476K
Jan 30, 2018	Financing	Warranty Deed			\$451K
Mar 8, 2016	Quitclaim	Quit Claim Transfer			
Jan 25, 2016	Financing	Warranty Deed			\$417K

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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