

Single Family Residence **RESIDENTIAL**

13283 ROSSER DR

EAGLE RIVER, AK 99577

\$674,174 TopHap Estimate · \$292 / ft² · confidence 98 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,312 ft²
LIVING AREA

0.2 ac
LOT SIZE

2015
YEAR BUILT

2
STORIES

7
ROOMS

3
PARKING

VALUATION

\$674K

\$657K low

\$691K high

Est. Owner Equity

\$159,953

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$7,389 (2025)
Assessed Value	\$583,900
Previous Assessed	\$561,200
Assessor Market Value	\$583,900

PROPERTY FACTS

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

Porch · 108 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 6, 2021	Financing	Warranty Deed			\$514K
Jun 26, 2017	Financing	Warranty Deed			\$488K
Jan 25, 2016	Financing	Warranty Deed			\$463K

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	Owner occupied
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