

Single Family Residence **RESIDENTIAL**

13323 ROSSER DR

EAGLE RIVER, AK 99577

\$719,265 TopHap Estimate · \$262 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,742 ft²

LIVING AREA

0.21 ac

LOT SIZE

2016

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$719K

\$688K low

\$750K high

Est. Owner Equity

\$160,515

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$9,365 (2025)
Assessed Value	\$645,000
Previous Assessed	\$621,500
Assessor Market Value	\$645,000

PROPERTY FACTS

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

Deck · 614 ft²

Patio · 614 ft²

Porch · 45 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 17, 2020	Financing	Warranty Deed			\$499K
Apr 21, 2017	Financing	Warranty Deed			\$511K
May 6, 2016	Financing	Warranty Deed			\$452K

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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