

Single Family Residence **RESIDENTIAL**

10220 CHAIN OF ROCK ST

EAGLE RIVER, AK 99577

\$400,335 TopHap Estimate · \$257 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,560 ft²

LIVING AREA

0.73 ac

LOT SIZE

1967

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$400K

\$388K low

\$413K high

Est. Owner Equity

\$309,535

Loan-to-Value

22%

TAX & ASSESSMENT

Property Tax	\$4,729 (2025)
Assessed Value	\$380,100
Previous Assessed	\$348,400
Assessor Market Value	\$380,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Anchorage
Lot (acres)	0.73
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Deck · 692 ft²

Patio · 686 ft²

Porch · 112 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Eagle River Elementary School	Elementary	PK–6	0.7 mi
Gruening Middle School	Middle	7–8	4.0 mi
Chugiak High School	High	9–12	4.0 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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