

Single Family Residence **RESIDENTIAL**

10416 CHAIN OF ROCK ST

EAGLE RIVER, AK 99577

\$463,385 TopHap Estimate · \$223 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,080 ft²

LIVING AREA

0.18 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

9

ROOMS

2

PARKING

VALUATION

\$463K

\$438K low

\$489K high

Est. Owner Equity

\$113,735

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$5,390 (2025)
Assessed Value	\$418,300
Previous Assessed	\$385,200
Assessor Market Value	\$418,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Anchorage
Lot (acres)	0.18
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 192 ft²

Patio · 736 ft²

Porch · 32 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 4, 2019	Financing	Warranty Deed			\$296K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Eagle River Elementary School	Elementary	PK–6	0.6 mi
Gruening Middle School	Middle	7–8	3.9 mi
Chugiak High School	High	9–12	3.9 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------