

Single Family Residence **RESIDENTIAL**

10142 CHAIN OF ROCK ST

EAGLE RIVER, AK 99577

\$489,383 TopHap Estimate · \$332 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,472 ft²

LIVING AREA

0.44 ac

LOT SIZE

1961

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$489K

\$472K low

\$507K high

Est. Owner Equity

\$61,883

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$6,557 (2025)
Assessed Value	\$423,000
Previous Assessed	\$388,800
Assessor Market Value	\$423,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Anchorage
Lot (acres)	0.44
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 192 ft²

Patio · 126 ft²

Porch · 74 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 21, 2024	Financing	Warranty Deed			\$428K
Jan 5, 2015	Financing	Intrafamily Transfer			\$177K
May 28, 2014	Financing	Trustees Deed			\$110K
Jun 25, 2003	Quitclaim	Quit Claim Transfer			\$88K

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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