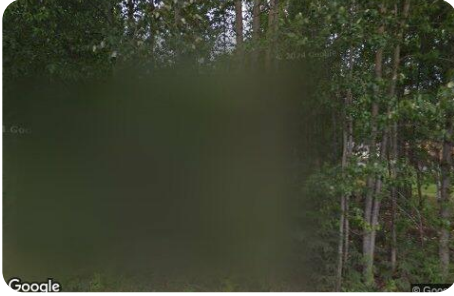


Single Family Residence **RESIDENTIAL**

10240 CHAIN OF ROCK ST

EAGLE RIVER, AK 99577

\$412,078 TopHap Estimate · \$310 / ft² · confidence 93 · as of Jul 14, 2026



2
BEDS

1
BATHS

1,330 ft²
LIVING AREA

0.95 ac
LOT SIZE

1956
YEAR BUILT

1
STORIES

6
ROOMS

VALUATION

\$412K

\$382K low

\$442K high

Est. Owner Equity

\$248,078

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$4,726 (2025)
Assessed Value	\$379,900
Previous Assessed	\$347,700
Assessor Market Value	\$379,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Anchorage
Lot (acres)	0.95
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 120 ft²

Patio · 837 ft²

Porch · 160 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 22, 2013	Quitclaim	Quit Claim Transfer			\$191K
Feb 17, 2006	Financing	Warranty Deed			\$203K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Eagle River Elementary School	Elementary	PK–6	0.7 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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