

Single Family Residence **RESIDENTIAL**

10312 CHAIN OF ROCK ST

EAGLE RIVER, AK 99577

\$555,767 TopHap Estimate · \$201 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,760 ft²

LIVING AREA

0.23 ac

LOT SIZE

1976

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$556K

\$524K low

\$587K high

Est. Owner Equity

\$202,387

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$6,611 (2025)
Assessed Value	\$501,500
Previous Assessed	\$463,400
Assessor Market Value	\$501,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Anchorage
Lot (acres)	0.23
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 72 ft²

Patio · 147 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 16, 2020	Financing	Warranty Deed			\$353K
May 6, 2011	Financing	Warranty Deed			\$294K
Nov 10, 2005	Financing	Warranty Deed			\$228K

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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