

Single Family Residence **RESIDENTIAL**

10322 CHAIN OF ROCK ST

EAGLE RIVER, AK 99577

\$607,061 TopHap Estimate · \$202 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,009 ft²

LIVING AREA

0.47 ac

LOT SIZE

1996

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$607K

\$561K low

\$653K high

Est. Owner Equity

\$197,964

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$8,728 (2025)
Assessed Value	\$563,100
Previous Assessed	\$520,400
Assessor Market Value	\$563,100

PROPERTY FACTS

Property Type	Single Family Residence
County	Anchorage
Lot (acres)	0.47
Heating	Radiant
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

Deck · 40 ft²

Patio · 40 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 23, 2022	Financing	Warranty Deed			\$409K
Nov 19, 2020	Financing	Warranty Deed			\$319K
Jun 10, 2019	Resale	Grant Deed	\$281,400	\$94	
Oct 25, 2018	Non-arms-length	Trustees Deed	\$298,800	\$99	
Sep 7, 2005	Financing	Warranty Deed			\$262K
May 1, 2000	Quitclaim	Quit Claim Transfer			

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

OWNERSHIP

Occupancy	Owner occupied
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