

Single Family Residence

RESIDENTIAL

10239 CHAIN OF ROCK ST

EAGLE RIVER, AK 99577

\$490,050

TopHap Estimate · \$205 / ft² · confidence 92 · as of Jul 14, 2026



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5

BEDS

2

BATHS

2,396 ft²

LIVING AREA

0.55 ac

LOT SIZE

1965

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$490K

\$449K low

\$531K high

Est. Owner Equity

\$247,450

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$3,501 (2025)
Assessed Value	\$450,900
Previous Assessed	\$417,900
Assessor Market Value	\$450,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Anchorage
Lot (acres)	0.55
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 270 ft²

Patio · 270 ft²

Porch · 36 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 12, 1999	Financing	Grant Deed			\$163K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Homestead Elementary School	Elementary	PK–6	0.3 mi
Gruening Middle School	Middle	7–8	3.9 mi
Chugiak High School	High	9–12	3.9 mi

District: Anchorage School District



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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