

Single Family Residence **RESIDENTIAL**

3 RUNNING RIDGE RD

MANCHESTER, MA 01944

\$2,008,486 TopHap Estimate · \$490 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

4,095 ft²

LIVING AREA

0.6 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$2M

\$1.8M low

\$2.2M high

Last Sale

\$830,000 · Jun 30, 2009

Est. Owner Equity

\$1,626,086

Loan-to-Value

21%

TAX & ASSESSMENT

Property Tax	\$13,121 (2025)
Assessed Value	\$1,434,000
Assessor Market Value	\$1,670,290

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	ESSEX
Lot (acres)	0.60
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 15, 2012	Financing	Mortgage			\$382K
Aug 25, 2010	Financing	Mortgage			\$390K
Jun 30, 2009	Financing	Mortgage			\$290K
Jun 30, 2009	Resale	Grant Deed	\$830,000	\$203	
Apr 16, 2004	Resale	Grant Deed	\$770,000	\$188	\$539K
Apr 16, 2004	Financing	Mortgage			\$39K
Aug 23, 1999	Financing	Mortgage			\$423K
Dec 8, 1995	Financing	Mortgage			\$285K
Dec 19, 1990	Financing	Mortgage			\$20K
May 23, 1990	Resale	Grant Deed	\$168,000	\$41	\$220K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Manchester Memorial Elementary School	Elementary	KG–5	0.9 mi
Manchester Essex Regional High School	High	9–12	0.9 mi

Manchester Essex Regional Middle School	Middle	6–8	0.9 mi
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District: Manchester Essex Regional 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 01944

92 CRIME INDEX	93 AIR POLLUTION	5,934 POPULATION	\$205K MEDIAN IN-COME	50°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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