

Single Family Residence **RESIDENTIAL**

4 RUNNING RIDGE RD

MANCHESTER, MA 01944

\$1,693,921 TopHap Estimate · \$595 / ft² · confidence 92 · as of Jul 14, 2026



4
BEDS

5.5
BATHS

2,847 ft²
LIVING AREA

0.87 ac
LOT SIZE

1969
YEAR BUILT

1
STORIES

10
ROOMS

VALUATION

\$1.7M

\$1.6M low

\$1.8M high

Last Sale

\$280,000 · Nov 29, 1994

Est. Owner Equity

\$383,282

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$12,104 (2025)
Assessed Value	\$1,322,800
Assessor Market Value	\$1,325,345

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	ESSEX
Lot (acres)	0.87
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 14, 2004	Financing	Mortgage			\$200K
Jun 7, 2004	Financing	Mortgage			\$275K
May 18, 1999	Financing	Mortgage			\$100K
Jan 21, 1999	Financing	Mortgage			\$30K
Mar 25, 1998	Financing	Mortgage			\$309K
Nov 29, 1994	Resale	Grant Deed	\$280,000	\$98	\$259K
Jul 2, 1993	Financing	Mortgage			\$106K
Dec 2, 1992	Financing	Mortgage			\$53K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Manchester Essex Regional High School	High	9–12	1.0 mi
Manchester Essex Regional Middle School	Middle	6–8	1.0 mi
Manchester Memorial Elementary School	Elementary	KG–5	1.0 mi

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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