

Single Family Residence **RESIDENTIAL**

5 RUNNING RIDGE RD

MANCHESTER, MA 01944

\$1,713,149 TopHap Estimate · \$570 / ft² · confidence 94 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

3,003 ft²
LIVING AREA

0.63 ac
LOT SIZE

1967
YEAR BUILT

2
STORIES

8
ROOMS

VALUATION

\$1.7M

\$1.6M low

\$1.8M high

Last Sale

\$1,622,200 · Aug 15, 2025

Est. Owner Equity

\$888,149

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$11,620 (2025)
Assessed Value	\$1,269,900
Assessor Market Value	\$1,524,085

PROPERTY FACTS

Property Type	Single Family Residence
County	ESSEX
Lot (acres)	0.63
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 15, 2025	Resale	Quit Claim Arm'S Length For Ne States	\$1,622,200	\$540	\$825K
Jul 16, 2015	Resale	Quit Claim Arm'S Length For Ne States	\$800,000	\$266	\$640K
Aug 10, 1998	Financing	Mortgage			\$91K
Feb 24, 1992	Financing	Mortgage			\$95K

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

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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