

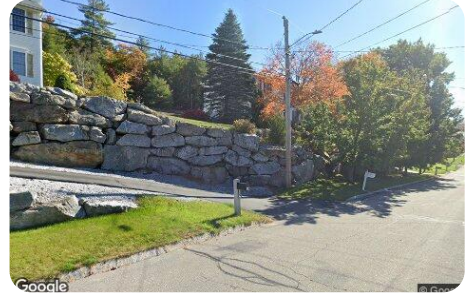
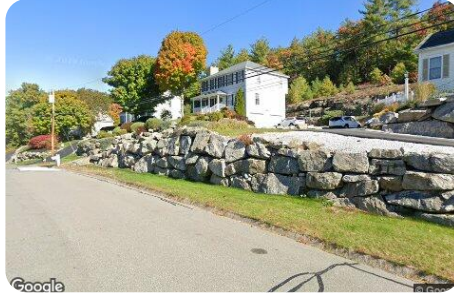
Single Family Residence

RESIDENTIAL

94 ROSEGATE FARM DR

MANCHESTER, NH 03109

\$699,364 TopHap Estimate · \$343 / ft² · confidence 86 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,036 ft²

LIVING AREA

0.53 ac

LOT SIZE

1998

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$699K

\$603K low

\$796K high

Last Sale

\$660,000 · May 1, 2025

Est. Owner Equity

\$299,364

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$8,468 (2024)
Assessed Value	\$432,500
Assessor Market Value	\$556,225

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	HILLSBOROUGH
Lot (acres)	0.53
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

CLIMATE RISK

1 FLOOD	16 WILDFIRE	54 HEAT	85 STORM	25 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

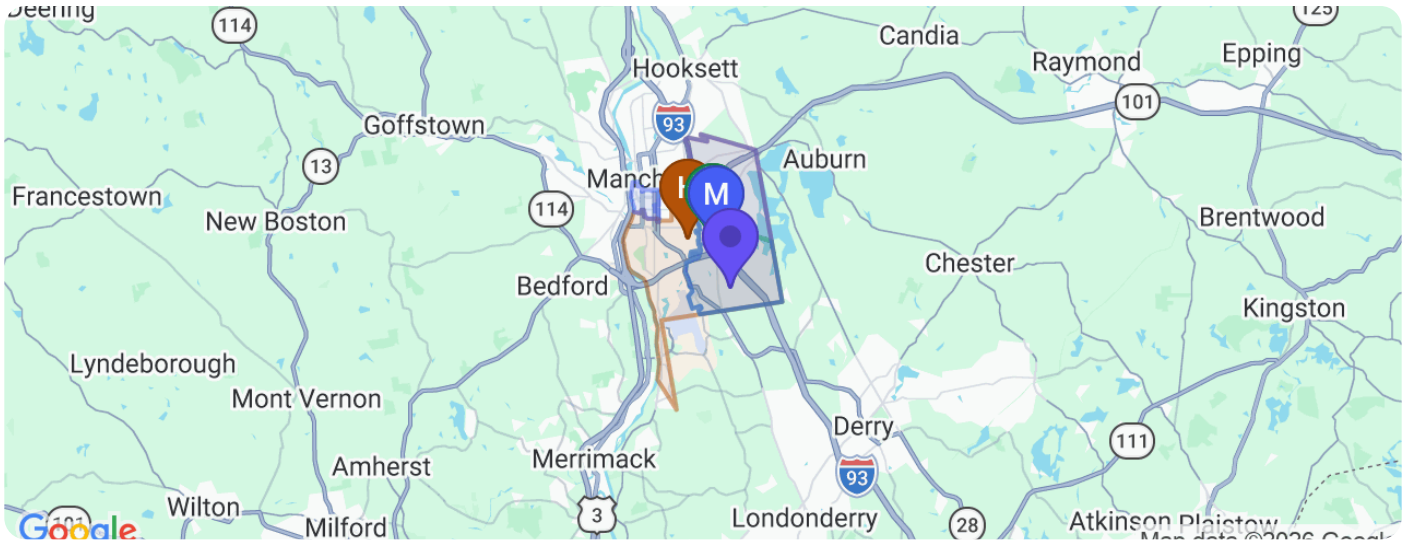
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 1, 2025	Resale	Warranty Deed	\$660,000	\$324	\$400K
Oct 9, 2019	Resale	Warranty Deed	\$408,000	\$200	\$358K
Mar 24, 2016	Quitclaim	Quit Claim Transfer			
Jun 17, 1999	Resale	Warranty Deed	\$183,900	\$90	\$166K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Henry J. McLaughlin JR. Middle School	Middle	5–8	1.4 mi
Green Acres Elementary School	Elementary	KG–4	1.5 mi
Manchester Memorial High School	High	9–12	2.0 mi

District: Manchester 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 03109

55 CRIME INDEX	90 AIR POLLUTION	10,424 POPULATION	\$99K MEDIAN IN-COME	47°F AVG TEMP	54% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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