

Single Family Residence **RESIDENTIAL**

2 RUNNING RIDGE RD

MANCHESTER, MA 01944

\$1,511,648 TopHap Estimate · \$585 / ft² · confidence 96 · as of Jul 14, 2026



2
BEDS

2.5
BATHS

2,586 ft²
LIVING AREA

0.98 ac
LOT SIZE

1966
YEAR BUILT

1
STORIES

6
ROOMS

VALUATION

\$1.5M

\$1.5M low

\$1.6M high

Est. Owner Equity

\$931,648

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$10,555 (2025)
Assessed Value	\$1,153,500
Assessor Market Value	\$1,407,995

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Foyer
County	ESSEX
Lot (acres)	0.98
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 22, 2010	Financing	Mortgage			\$125K
Jul 14, 2010	Recorded document	Grant Deed	\$1	\$0	
Mar 29, 2004	Financing	Mortgage			\$184K
Sep 19, 2003	Financing	Mortgage			\$182K
Mar 11, 2003	Financing	Mortgage			\$100K
Jun 4, 2002	Financing	Mortgage			\$83K
Mar 30, 1998	Financing	Mortgage			\$63K
Mar 8, 1990	Financing	Mortgage			\$95K
Jul 6, 1988	Financing	Mortgage			\$100K

ASSIGNED SCHOOLS

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

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------