

Single Family Residence

**RESIDENTIAL**

# 20 ROSEGATE FARM DR

MANCHESTER, NH 03109

**\$570,467** TopHap Estimate · \$275 / ft² · confidence 92 · as of Jul 14, 2026



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**3**

BEDS

**1.5**

BATHS

**2,076 ft²**

LIVING AREA

**0.47 ac**

LOT SIZE

**1998**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

## VALUATION

**\$570K**

**\$526K low**

**\$615K high**

Est. Owner Equity

**\$58,334**

Loan-to-Value

**80%**

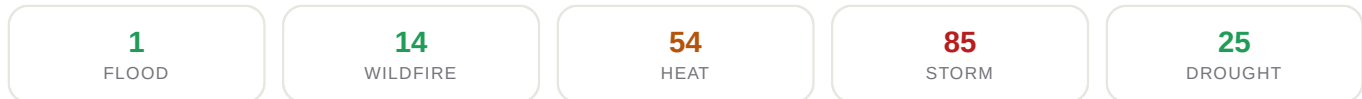
## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,388 (2024) |
| Assessed Value        | \$428,400      |
| Assessor Market Value | \$571,235      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Colonial                         |
| County        | HILLSBOROUGH                     |
| Lot (acres)   | 0.47                             |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Pool          | No                               |

## CLIMATE RISK



## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Apr 22, 2025 | Quitclaim | Quit Claim Transfer |           |        | \$509K |
| Nov 12, 2021 | Resale    | Warranty Deed       | \$485,000 | \$234  | \$470K |
| Nov 3, 2010  | Financing | Mortgage            |           |        | \$246K |
| Aug 14, 2006 | Financing | Mortgage            |           |        | \$44K  |
| Nov 13, 2000 | Resale    | Warranty Deed       | \$269,900 | \$130  | \$150K |

## ASSIGNED SCHOOLS

| SCHOOL                                | LEVEL      | GRADES | DISTANCE |
|---------------------------------------|------------|--------|----------|
| Henry J. McLaughlin JR. Middle School | Middle     | 5–8    | 1.3 mi   |
| Green Acres Elementary School         | Elementary | KG–4   | 1.4 mi   |
| Manchester Memorial High School       | High       | 9–12   | 1.9 mi   |

District: Manchester School District



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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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>55</b><br>CRIME INDEX | <b>90</b><br>AIR POLLUTION | <b>10,424</b><br>POPULATION | <b>\$99K</b><br>MEDIAN IN-COME | <b>47°F</b><br>AVG TEMP | <b>54%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|