

Single Family Residence **RESIDENTIAL**

6 RUNNING RIDGE RD

MANCHESTER, MA 01944

\$2,509,635 TopHap Estimate · \$547 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

4,590 ft²

LIVING AREA

0.73 ac

LOT SIZE

1980

YEAR BUILT

2

STORIES

12

ROOMS

VALUATION

\$2.5M

\$2.4M low

\$2.6M high

Last Sale

\$1,150,000 · Jul 16, 2012

Est. Owner Equity

\$1,384,635

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$16,534 (2025)
Assessed Value	\$1,807,000
Assessor Market Value	\$2,047,345

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	ESSEX
Lot (acres)	0.73
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 14, 2025	Quitclaim	Quit Claim Transfer			
Dec 24, 2012	Financing	Mortgage			\$600K
Jul 16, 2012	Resale	Grant Deed	\$1,150,000	\$251	\$600K
Jan 13, 1988	Financing	Mortgage			\$75K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Manchester Essex Regional High School	High	9–12	0.9 mi
Manchester Essex Regional Middle School	Middle	6–8	0.9 mi
Manchester Memorial Elementary School	Elementary	KG–5	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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