

Single Family Residence

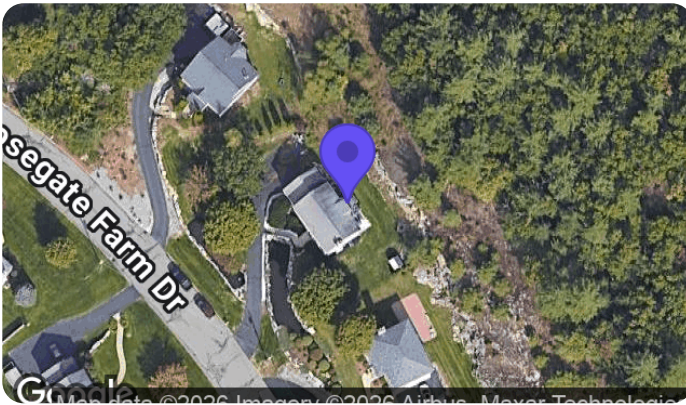
RESIDENTIAL

80 ROSEGATE FARM DR

MANCHESTER, NH 03109

\$699,900

TopHap Estimate · \$311 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

2,248 ft²

LIVING AREA

0.52 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$700K

\$676K low

\$723K high

Last Sale

\$552,533 · Feb 7, 2023

Est. Owner Equity

\$175,025

Loan-to-Value

81%

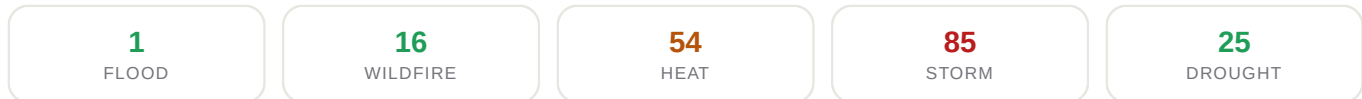
TAX & ASSESSMENT

Property Tax	\$8,664 (2024)
Assessed Value	\$442,500
Assessor Market Value	\$604,105

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	HILLSBOROUGH
Lot (acres)	0.52
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

CLIMATE RISK



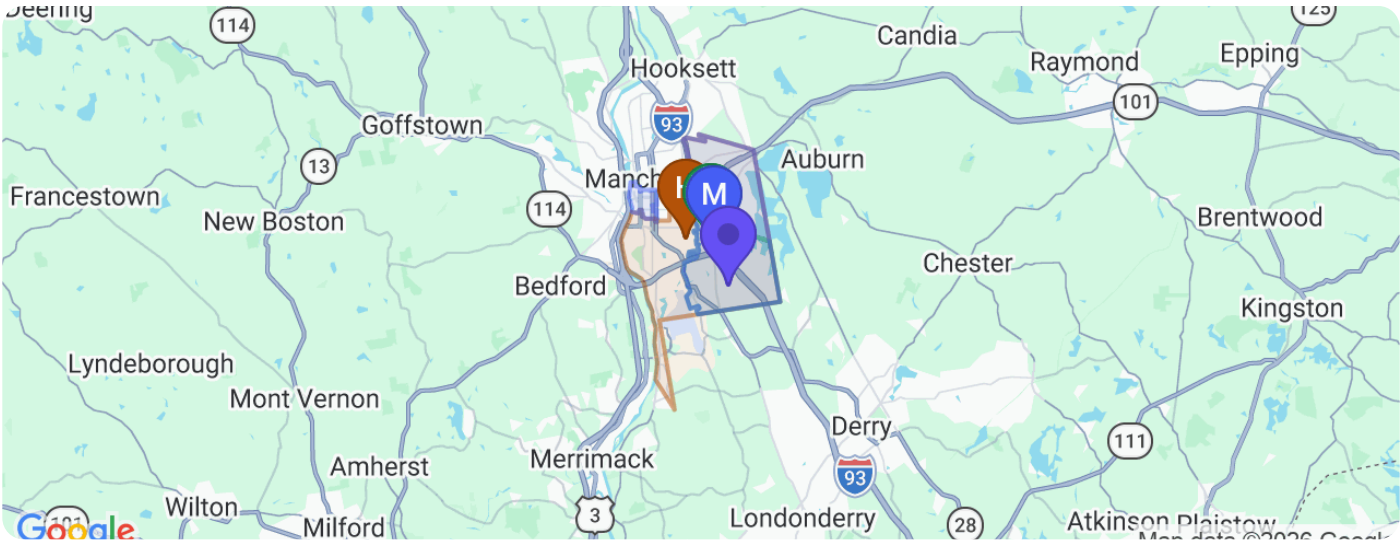
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 6, 2023	Resale	Warranty Deed	\$552,533	\$246	\$525K
Oct 10, 2012	Financing	Mortgage			\$271K
Sep 7, 2005	Financing	Mortgage			\$300K
Oct 1, 2004	Financing	Mortgage			\$283K
May 28, 1999	Resale	Warranty Deed	\$200,800	\$89	\$181K

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	Owner occupied
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