

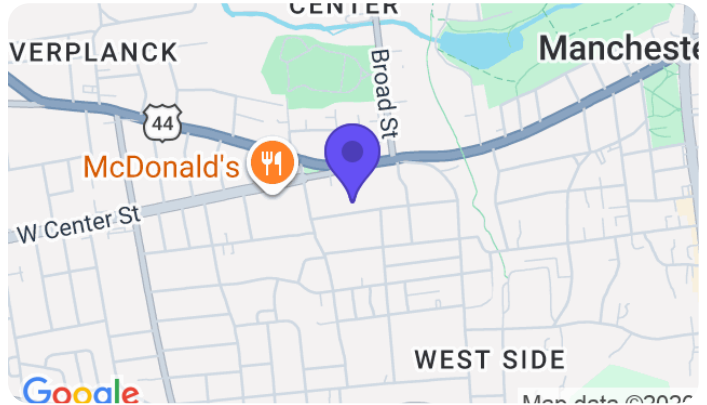
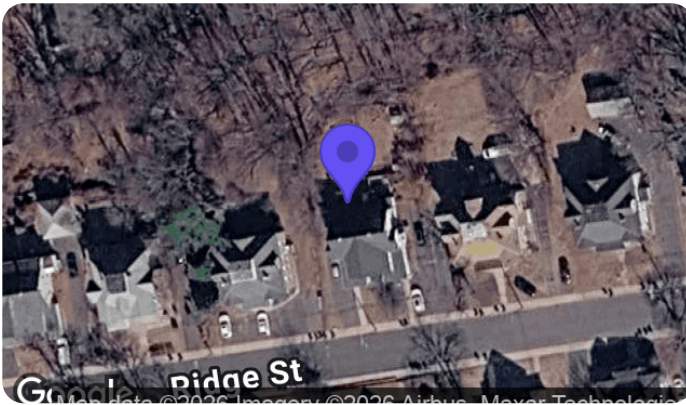
Single Family Residence

RESIDENTIAL

85 RIDGE ST

MANCHESTER, CT 06040

\$268,034 TopHap Estimate · \$170 / ft² · confidence 85 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,576 ft²

LIVING AREA

0.16 ac

LOT SIZE

1907

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$268K

\$228K low

\$308K high

Last Sale

\$249,900 · Jul 25, 2025

Est. Owner Equity

\$233,034

Loan-to-Value

13%

TAX & ASSESSMENT

Property Tax	\$4,257 (2025)
Assessed Value	\$106,900
Previous Assessed	\$106,900
Assessor Market Value	\$74,830

PROPERTY FACTS

Property Type	Single Family Residence
Style	Historical
County	CAPITOL
Lot (acres)	0.16
Roof	Asphalt
Heating	Hot Water
Pool	No

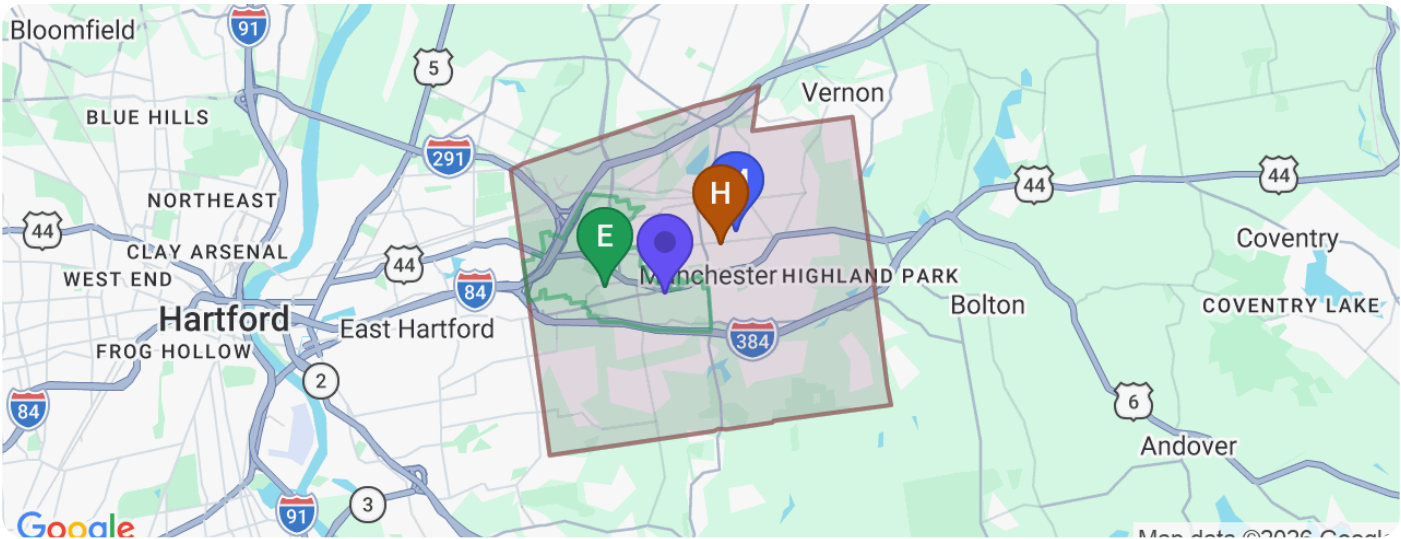
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 23, 2025	Resale	Warranty Deed	\$249,900	\$159	
Apr 1, 2003	Resale	Warranty Deed	\$104,000	\$66	\$104K
Nov 16, 1993	Financing	Mortgage			\$75K
Mar 11, 1987	Financing	Mortgage			\$30K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Verplanck Elementary School	Elementary	KG–5	1.0 mi
Manchester High School	High	9–12	1.2 mi
Illing Middle School	Middle	6–8	1.5 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 06040

89 CRIME INDEX	107 AIR POLLUTION	35,198 POPULATION	\$84K MEDIAN IN-COME	48°F AVG TEMP	56% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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