

Single Family Residence **RESIDENTIAL**

39 ROCK RIDGE RD

MANCHESTER, CT 06040

\$806,339 TopHap Estimate · \$297 / ft² · confidence 81 · as of Jul 14, 2026

4
BEDS

2.5
BATHS

2,711 ft²
LIVING AREA

0.52 ac
LOT SIZE

2024
YEAR BUILT

2
STORIES

7
ROOMS

VALUATION

\$806K

\$654K low

\$959K high

Last Sale

\$731,441 · Feb 14, 2025

Est. Owner Equity

\$112,839

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax

\$9,413 (2025)

Assessed Value

\$236,400

Previous Assessed

\$49,000

Assessor Market Value

\$165,480

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 14, 2025	Resale	Warranty Deed	\$731,441	\$270	\$694K
Feb 12, 2025	Quitclaim	Quit Claim Transfer			
Apr 1, 2019	Quitclaim	Quit Claim Transfer			
Sep 30, 2015	Quitclaim	Quit Claim Transfer			
Sep 30, 2013	Financing	Mortgage			\$850K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Highland Park Elementary School	Elementary	KG–5	1.9 mi
Illing Middle School	Middle	6–8	3.1 mi
Manchester High School	High	9–12	3.1 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	Owner occupied
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