

Residential - Vacant Land

RESIDENTIAL

74 ROCK RIDGE RD

MANCHESTER, CT 06040

0.58 ac

LOT SIZE

VALUATION

Last Sale

\$710,280 · Dec 18, 2025

TAX & ASSESSMENT

Property Tax	\$2,218 (2025)
Assessed Value	\$55,700
Previous Assessed	\$55,700
Assessor Market Value	\$38,990

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	CAPITOL
Lot (acres)	0.58
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 16, 2025	Quitclaim	Quit Claim Transfer			
Dec 16, 2025	Resale	Warranty Deed	\$710,280		\$568K
Apr 1, 2019	Quitclaim	Quit Claim Transfer			
Sep 30, 2015	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

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