

Single Family Residence **RESIDENTIAL**

49 ROCK RIDGE RD

MANCHESTER, CT 06040

\$591,135 TopHap Estimate · \$264 / ft² · confidence 93 · as of Jul 14, 2026

3
BEDS

3.5
BATHS

2,238 ft²
LIVING AREA

0.51 ac
LOT SIZE

2012
YEAR BUILT

1
STORIES

6
ROOMS

VALUATION

\$591K

\$549K low

\$634K high

Last Sale

\$120,000 · May 2, 2012

Est. Owner Equity

\$291,135

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax

\$11,269 (2025)

Assessed Value

\$283,000

Previous Assessed

\$283,000

Assessor Market Value

\$198,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CAPITOL
Lot (acres)	0.51
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 28, 2013	Recorded document	Grant Deed	\$1	\$0	
May 2, 2012	Resale	Warranty Deed	\$120,000	\$54	\$320K

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	Owner occupied
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