

Residential - Vacant Land

RESIDENTIAL

95 ROCK RIDGE RD

MANCHESTER, CT 06040

0.63 ac

LOT SIZE

TAX & ASSESSMENT

Property Tax	\$2,142 (2025)
Assessed Value	\$53,800
Previous Assessed	\$53,800
Assessor Market Value	\$37,660

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	CAPITOL
Lot (acres)	0.63
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
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	1.8 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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