

Single Family Residence **RESIDENTIAL**

8 COMSTOCK CT

RIDGEFIELD, CT 06877

\$1,515,839 TopHap Estimate · \$367 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

4,131 ft²

LIVING AREA

2 ac

LOT SIZE

1981

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

\$1.5M

\$1.4M low

\$1.7M high

Last Sale

\$1,279,000 · Oct 18, 2006

Est. Owner Equity

\$732,839

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$19,048 (2025)
Assessed Value	\$695,450
Previous Assessed	\$695,450
Assessor Market Value	\$486,815

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	2.00
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	Pool W/Hot Tub/Spa

CLIMATE RISK

72
FLOOD

20
WILDFIRE

61
HEAT

97
STORM

43
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 18, 2006	Resale	Warranty Deed	\$1,279,000	\$310	\$1M
Jul 28, 1994	Resale	Warranty Deed	\$511,450	\$124	\$384K
Jun 28, 1993	Financing	Mortgage			\$380K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Branchville Elementary School	Elementary	PK–5	1.8 mi
East Ridge Middle School	Middle	6–8	1.9 mi
Ridgefield High School	High	9–12	5.9 mi

District: Ridgefield 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 06877

75 CRIME INDEX	113 AIR POLLUTION	28,200 POPULATION	\$170K MEDIAN IN-COME	51°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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