

Single Family Residence **RESIDENTIAL**

16 SPECTACLE LN

RIDGEFIELD, CT 06877

\$2,453,883 TopHap Estimate · \$430 / ft² · confidence 94 · as of Jul 14, 2026



5
BEDS

5
BATHS

5,707 ft²
LIVING AREA

2.06 ac
LOT SIZE

2002
YEAR BUILT

2
STORIES

12
ROOMS

VALUATION

\$2.5M

\$2.3M low

\$2.6M high

Last Sale

\$1,725,000 · Jul 20, 2009

Est. Owner Equity

\$2,453,883

TAX & ASSESSMENT

Property Tax	\$30,824 (2025)
Assessed Value	\$1,125,390
Previous Assessed	\$1,125,390
Assessor Market Value	\$787,773

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	2.06
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

Deck

CLIMATE RISK

1
FLOOD

21
WILDFIRE

61
HEAT

97
STORM

43
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 20, 2009	Resale	Warranty Deed	\$1,725,000	\$302	\$1.3M
Jul 20, 2009	Resale	Warranty Deed	\$2,225,000	\$390	
Dec 13, 2002	Resale	Warranty Deed	\$1,550,000	\$272	\$635K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
East Ridge Middle School	Middle	6–8	1.9 mi
Branchville Elementary School	Elementary	PK–5	2.4 mi

Ridgefield High School	High	9–12	5.9 mi
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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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