

Single Family Residence **RESIDENTIAL**

196 HIGH RIDGE AVE

RIDGEFIELD, CT 06877

\$1,166,627 TopHap Estimate · \$434 / ft² · confidence 89 · as of Jul 14, 2026

4
BEDS

2.5
BATHS

2,690 ft²
LIVING AREA

0.2 ac
LOT SIZE

1810
YEAR BUILT

2
STORIES

9
ROOMS

VALUATION

\$1.2M

\$1M low

\$1.3M high

Last Sale

\$950,000 · May 13, 2024

Est. Owner Equity

\$1,166,627

TAX & ASSESSMENT

Property Tax	\$16,345 (2025)
Assessed Value	\$596,750
Previous Assessed	\$506,450
Assessor Market Value	\$417,725

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	0.20
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Pool	No

CLIMATE RISK

1 FLOOD	15 WILDFIRE	60 HEAT	97 STORM	43 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 15, 2024	Resale	Warranty Deed	\$950,000	\$353	
Aug 20, 2015	Resale	Warranty Deed	\$660,000	\$245	\$499K
Jan 4, 2010	Recorded document	Warranty Deed	\$1	\$0	
Jan 4, 2010	Resale	Warranty Deed	\$428,000	\$159	\$225K
Mar 31, 2006	Financing	Mortgage			\$432K
Sep 5, 2003	Financing	Mortgage			\$323K
Dec 21, 2001	Financing	Mortgage			\$275K
Nov 22, 2000	Financing	Mortgage			\$61K
Dec 28, 1998	Financing	Mortgage			\$192K
Dec 13, 1996	Resale	Warranty Deed	\$224,000	\$83	\$173K
May 24, 1991	Financing	Mortgage			\$21K
Jan 11, 1989	Financing	Mortgage			\$39K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Veterans Park Elementary School	Elementary	PK–5	0.5 mi
East Ridge Middle School	Middle	6–8	0.8 mi

Ridgefield High School	High	9–12	3.3 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	Absentee owner
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