

Single Family Residence

RESIDENTIAL

40 RITCH DR

RIDGEFIELD, CT 06877

\$1,008,185 TopHap Estimate · \$530 / ft² · confidence 92 · as of Jul 14, 2026



5

BEDS

3.5

BATHS

1,901 ft²

LIVING AREA

1.38 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

13

ROOMS

VALUATION

\$1M

\$930K low

\$1.1M high

Last Sale

\$500,000 · Sep 18, 2009

Est. Owner Equity

\$575,185

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$14,209 (2025)
Assessed Value	\$518,770
Previous Assessed	\$518,770
Assessor Market Value	\$363,139

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	WESTERN CONNECTICUT
Lot (acres)	1.38
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	Yes

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 18, 2009	Resale	Warranty Deed	\$500,000	\$263	\$250K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Farmingville Elementary School	Elementary	PK–5	1.4 mi
East Ridge Middle School	Middle	6–8	2.4 mi
Ridgefield High School	High	9–12	2.9 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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